PTN Estates

Residential Sales & Lettings

411 Waterfront West, , Brierley Hill, DY5 1LZ **£115,000**

Located in the picturesque area of Waterfront West, Brierley Hill, this charming two-bedroom apartment offers a delightful blend of modern living and scenic views. The property features a spacious open-plan lounge and kitchen, creating a warm and inviting atmosphere perfect for both relaxation and entertaining.

The highlight of this apartment is undoubtedly the large balcony, which provides an ideal space to enjoy the fresh air and stunning views. Imagine sipping your morning coffee or unwinding in the evening while taking in the tranquil surroundings.

With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking a comfortable living space. The bathroom is conveniently located, ensuring ease of access for all residents.

Electric heating throughout the apartment ensures a cosy environment during the cooler months, making it a welcoming retreat all year round. Additionally, the property comes with allocated parking, providing the convenience of secure off-street parking for your vehicle and an intercom entrance system.

NOTE:- There is currently a tenant in situ

Entrance Hall 2 x 1.9
Complete with ceiling light point and water storage cupboard door

Open Plan lounge and kitchen 6.2 x 3.5 Widest point
The open plan benefits from a kitchen complete with wall and floor units, integrated fridge freezer oven and hob and washing machine, extractor and sink with draining board. Benefits include ceiling light point and electric wall heater. The Lounge area consists of a UPVC double glazed windows and UPVC door to the large balcony area, electric wall heater and two ceiling light points.

Bedroom 1 5 x 2.8 (widest point)
Complete with ceiling light point, electric wall heater and UPVC double glazed windows

Bedroom 2 5 x 2.8
Complete with ceiling light point, electric wall heater and UPVC double glazed windows

Bathroom 2 x 1.7
Complete with panelled in bath with shower from taps, ceiling light point, extractor fan, Pedestal basin set in vanity unit, low flush WC, fully tiled walls and electric towel heater

Important Information
All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £35+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.
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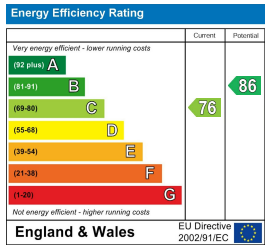

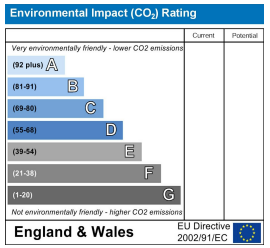

Accuracy of Brochures
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Services/Disclaimer
Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.
Transparency
We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephensons or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.