



2 Dadford View, Brierley Hill, West Midlands. DY5 3TX

- OFF ROAD PARKING
- GARDEN
- INVESTMENT OPPORTUNITY
- NO CHAIN





PROPERTY DESCRIPTION

Cluster Style Property benefits from having Gas Central Heating and Double Glazing. Briefly the accommodation, which is conveniently located for shops, schools and amenities, comprises : Entrance, Lounge, Kitchen, Two Bedrooms, Bathroom, Off Road Parking Space and Garden to Front. VIEWING VIA AGENT. EPC - D. COUNCIL TAX BAND A. Ideal investment property. Currently has a tenant in situ paying £595 pcm. We are advised the property is Freehold, however there is a management charge for the communal areas of approx £224 p.a.



ROOM DESCRIPTIONS

ENTRANCE

Double glazed window to front

KITCHEN

12' 04" x 5' 09" (3.76m x 1.75m) 2 Double glazed windows, radiator, wall & base units, stainless steel sink drainer, space for appliances, Worcester central heating boiler

LOUNGE

13' 11" x 14' 09" (4.24m x 4.50m) Double glazed box bay window, radiator, stairs to first floor

BATHROOM

6' 02" x 5' 09" (1.88m x 1.75m) Double glazed window, bath with electric shower over, wash hand basin, WC

BEDROOM 1

10' 08" x 10' 02" (3.25m x 3.10m) Double glazed window, radiator, built in wardrobe & cupboard

BEDROOM 2

Double glazed window to front, radiator

GENERAL

MONEY LAUNDERING

In order that we comply with Money Laundering Regulations, all prospective buyers are required to provide the following information: Photo ID (either a Driving Licence or Passport), Proof of Address and Proof of Funds. All must be provided in person so that Select can verify documents supplied.

TENURE

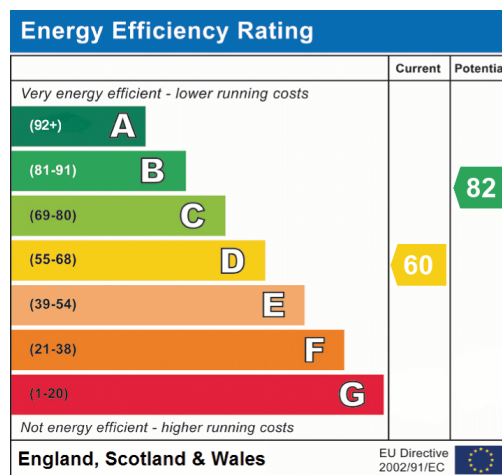
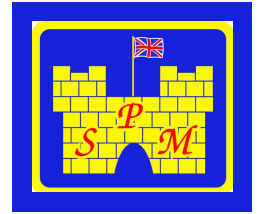
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale. HOWEVER, WE ARE ADVISED THERE IS A SITE MANAGEMENT FEE OF APPROX £224 P.A.

SERVICES

We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



EPC



Stourbridge
120, High Street, Amblecote, Stourbridge, DY8 4DA
01384 277701
sales@selectsalesandlettings.com