



**Dudley Road  
Brierley Hill  
West Midlands  
DY5**

**Offers in Excess of £79,000**

**bettermove**

# Dudley Road

## Brierley Hill

Bettermove are proud to present this 1 bedroom flat in Brierley Hill, available with no forward chain.

This property benefits from double glazing and electric heating throughout.

The council tax band is A.

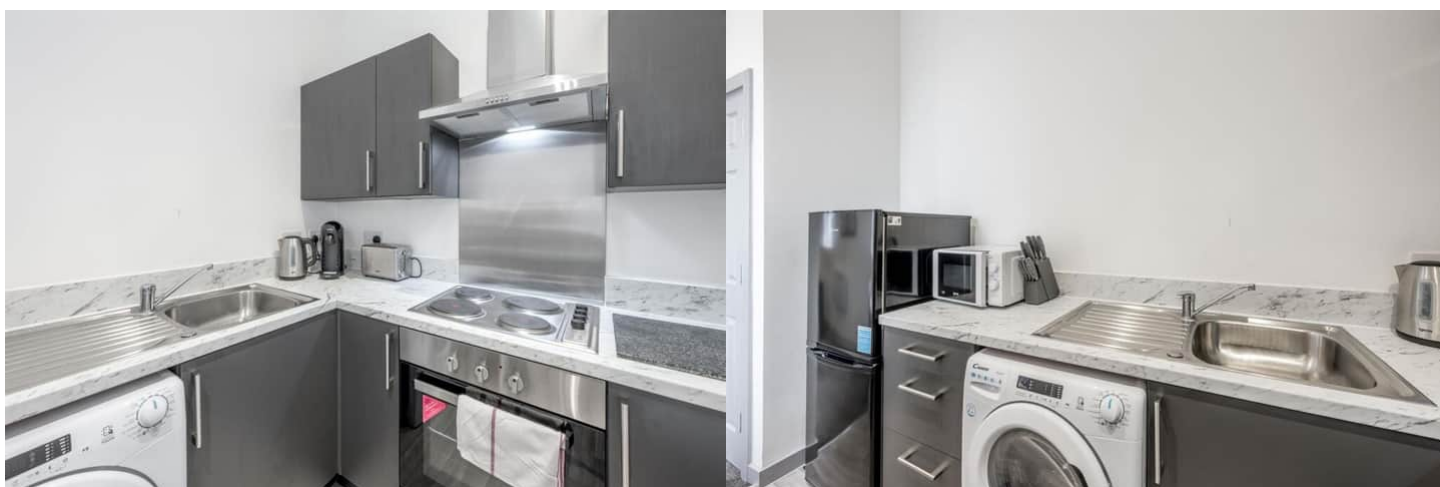
This is a leasehold property with 245 years remaining on the lease; the ground rent is £100.00 per annum, split into 2 payments, and the service charge is £1,760.20 per annum.

The interior of this beautifully presented, second floor property, comprises a spacious, open plan living/kitchen/breakfast room, one double bedroom and a family bathroom.

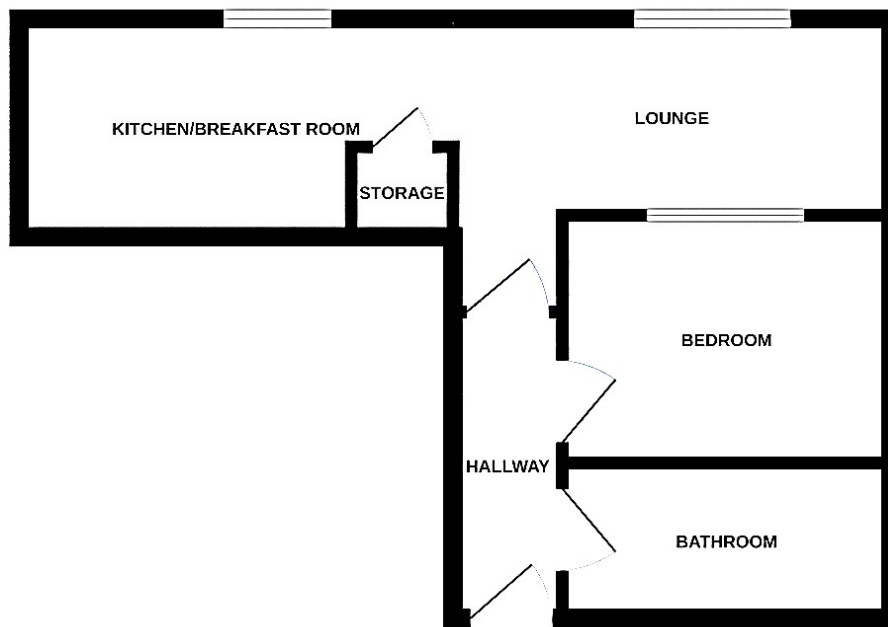
Located in the popular town of Brierley Hill, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Cradley Heath, Lye and Stourbridge Railway Stations, a variety of local bus routes and close access to the M5.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

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## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mirocoo - 1223

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	





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