RE/MAX Prime Estates

60 Barbrook Drive, Brierley Hill, DY5 3PZ

Guide price £60,000

This charming ground floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property features one well-proportioned bedroom, providing a comfortable living space that is both practical and inviting.

One of the standout features of this apartment is its private rear garden, offering a delightful outdoor area for relaxation or gardening enthusiasts. The garden adds a unique touch to the property, enhancing the overall living experience.

Situated in a superb location, the flat is conveniently close to local amenities, ensuring that residents have easy access to shops, restaurants, and essential services. This prime positioning makes it an ideal choice for those seeking a vibrant community atmosphere.

This property is being offered for sale by auction, presenting a unique opportunity for prospective buyers to secure a home in a sought-after area. With its appealing features and advantageous location, this one-bedroom flat is certainly worth considering for anyone looking to invest in Brierley Hill.

Approach
With a tarmacadam driveway to the side of the property offering access to the front door and gated garden access

Entrance Hall
With a UPVC leading from the driveway, doors to various rooms and store cupboard and a central heating radiator

Kitchen 6'9" x 8'9" (2.08 x 2.69)

With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, sink with mixer tap and a double glazed window to the rear

Living Room 12'5" x 13'6" (3.80 x 4.14)

With a door leading from the entrance hall, fireplace with decorative surround and hearth, a double glazed window to the front and a central heating radiator

Bedroom 9'4" x 9'3" (2.86 x 2.83)

With a door leading from the entrance hall, built-in store cupboard, a double glazed door leading to the rear and a central heating radiator

Shower Room 6'2" x 5'6" (1.89 x 1.70)

With a door leading from the entrance hall, WC, hand wash basin, corner shower cubicle, a double glazed window to the side and a central heating radiator

Auctioneers Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition

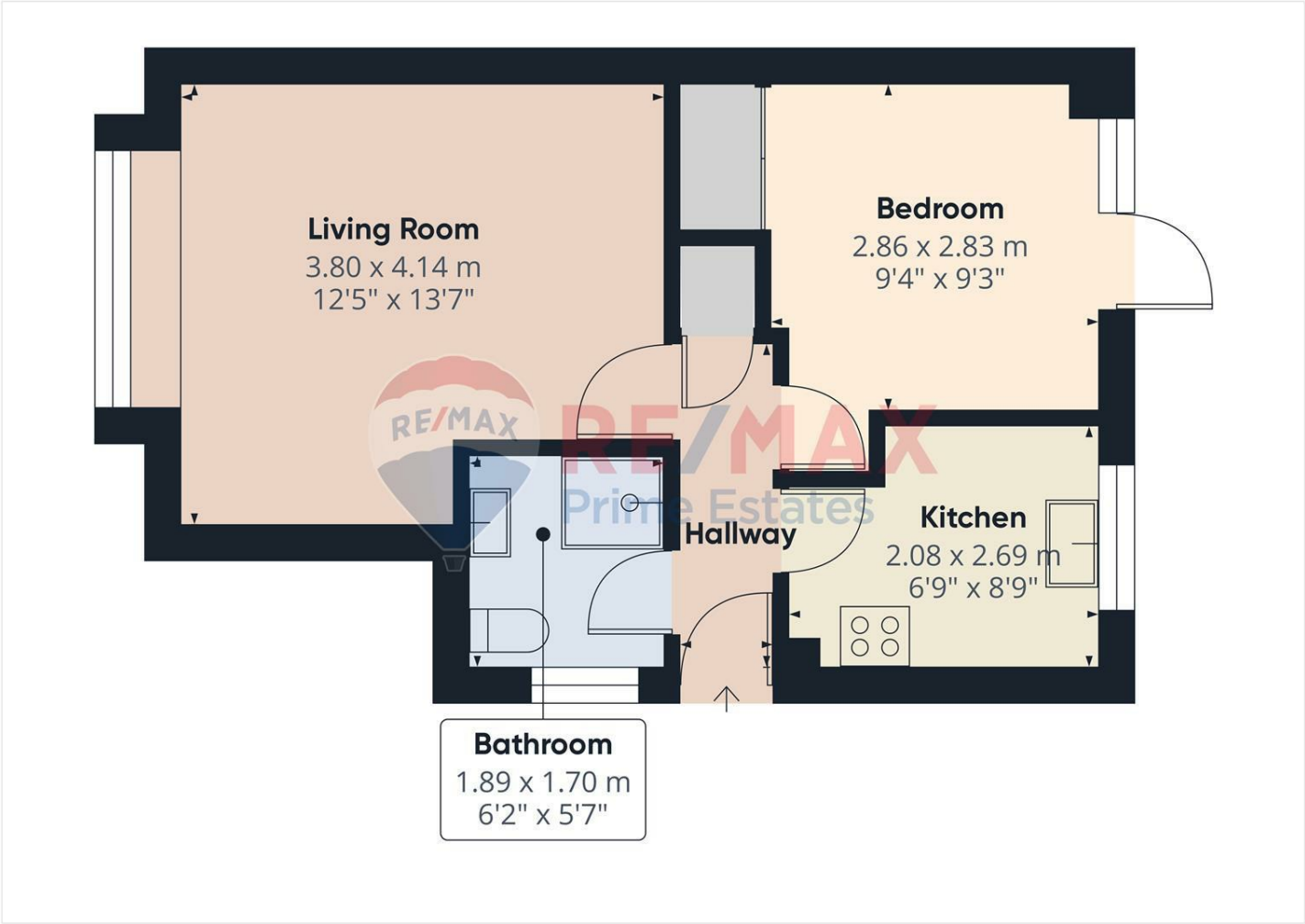
to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

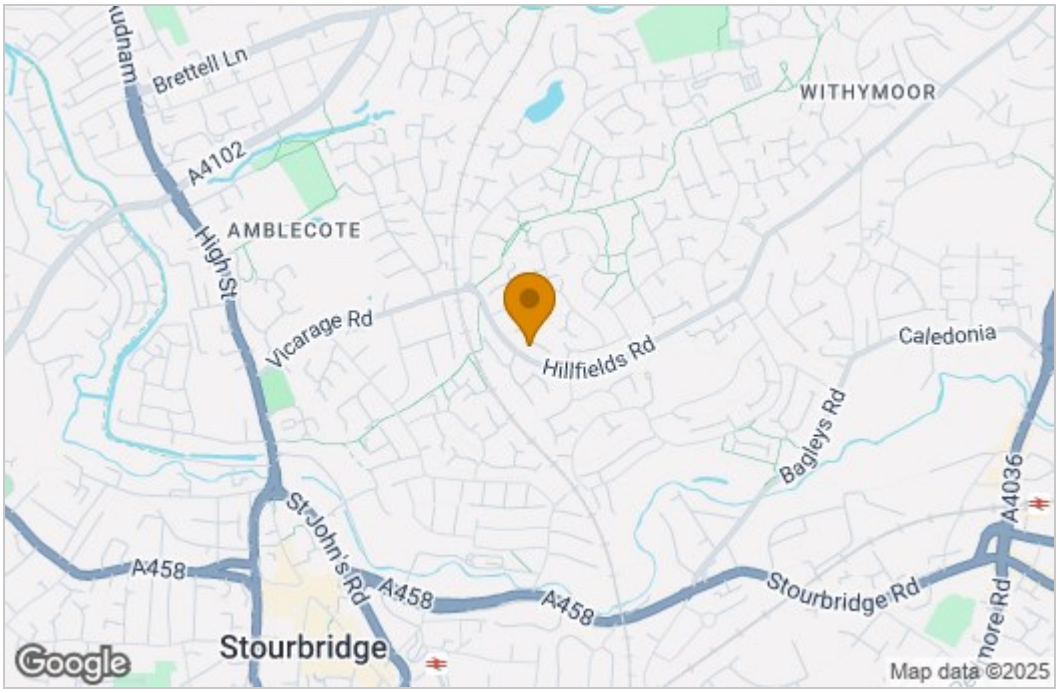
Material Information

The information above has been provided by the vendor and may not be accurate. Please refer to the property's Buyer Information Pack. (You can download this on the right hand side of the page) or speak to the Auction Specialist for the most up to date information.

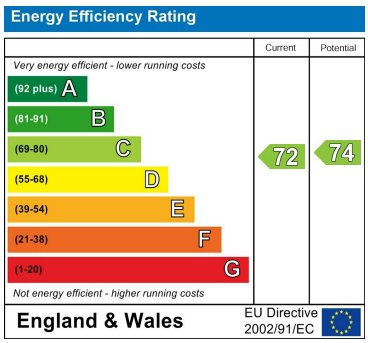
Floor Plan

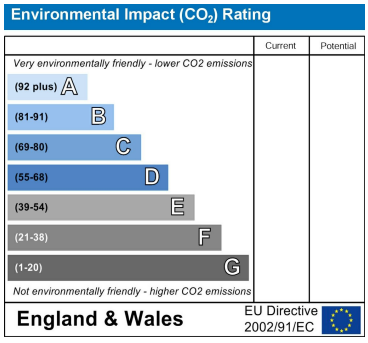


Area Map



Energy Efficiency Graph





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