RE/MAX Prime Estates

## 113 Brompton Drive, Brierley Hill, DY5 3NZ

## £900 Per month

For sale by auction is this charming 2-bedroom flat located on Brompton Drive in the sought-after area of Withymoor. Situated on the ground floor of a purpose-built building, this property boasts a private rear garden and large driveway.
As you arrive, you'll be greeted by a spacious private driveway, providing convenient parking right at your doorstep. The flat itself features two double bedrooms, offering ample space for a growing family, guests, or even a home office. The rare benefit of a larger than expected rear garden adds to the attraction of this wonderful ground-floor apartment.
The great location of this property ensures easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both convenience and comfort in their daily lives.
Don't miss out on the opportunity to make this lovely flat your new home sweet home in Brierley Hill. Contact us today to arrange a viewing and experience the charm of Brompton Drive for yourself.

## Approach

With a dropped kerb offering access to large driveway, suitable for multiple vehicles

## Entrance

With a door leading from the driveway, double glazed window to the side and a door leading to the living room

## Living Room 16'2" x 10'9" (4.93 x 3.28)

With a door leading from the entrance hall, doors to various rooms, a central heating radiator and a double glazed bay window to the front

## Kitchen 11'10" x 8'1" (3.62 x 2.47)

With a door leading from the living room, fitted with a range of wall and base units with worktops, extractor hood, utility outlet points, stainless steel sink with mixer tap, a UPVC door leading to the rear garden, a double glazed window to the rear and a central heating radiator

## Hallway

With a door leading from the living room, doors to various rooms and storage cupboards

## Bedroom 12'2" x 9'4" (3.73 x 2.86)

With a door leading from the hallway, built in wardrobe storage, a double glazed window to the rear and a central heating radiator

## Bedroom 9'8" x 8'9" (2.97 x 2.68)

With a door leading from the hallway, a double glazed window to the front and a central heating radiator

## Shower Room 9'1" x 5'8" (2.778 x 1.73)

With a door leading from the hallway, full height tile surround, WC, hand wash basin, shower cubicle with glass surround, a central heating radiator and a double glazed window to the

## Auctioneers Comment

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. 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. These services are optional.

## Floor Plan

## Area Map

## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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