



**Gordon Crescent, Brierley Hill**

Offers Over £60,000

**Features:**

- \*\*\* No Onward Chain \*\*\*
- 1 Bedroom Ground Floor Maisonette
- Kitchen
- Lounge
- Bathroom
- Lease Extended
- Great Investment Opportunity
- EPC D

**Description:**

AP Morgan are pleased to present this One Bedroom Ground Floor Maisonette Flat in Brierley Hill with No Onward Chain.

Close to local shops as well as a main road to Dudley, Merry Hill and Brierley Hill as well as bus links to all three.

PLEASE NOTE this property is suitable for investors or landlords due to a tenant in situ.

The property in brief comprises of an Entrance Porch, well sized Lounge, Kitchen/Diner, One spacious Double Bedroom and Shower Room.

Outside there is a front garden with lawn.

We advise viewings to appreciate this property.



**Details:**

**Entrance Porch**

**Lounge**

16' 0" x 10' 5" (4.87m x 3.17m)

**Kitchen/Diner**

15' 11" x 7' 2" (4.85m x 2.18m)

**Bedroom**

10' 6" x 11' 10" (3.20m x 3.60m)

**Cupboard**

**Cupboard**

**EPC Rating:** D

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01384 319 400.

## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

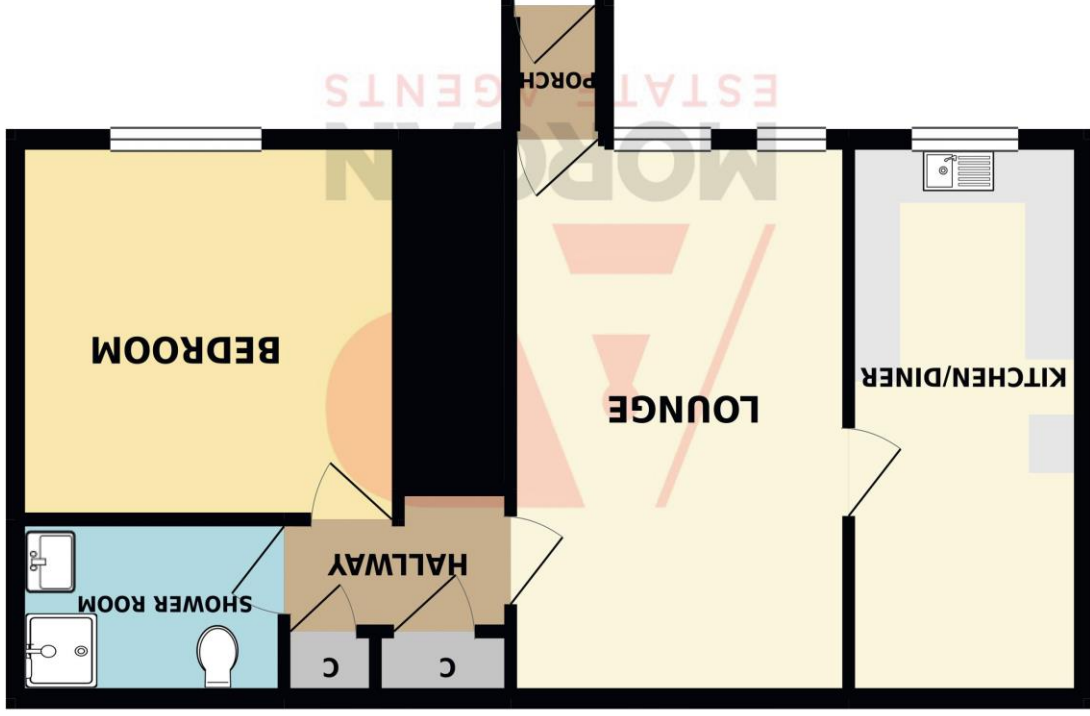
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR 534.85 sq. ft.  
( 49.69 sq. m. )



TOTAL FLOOR AREA : 534.85 sq. ft. ( 49.69 sq. m. ) approx.  
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 illustrative 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.  
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