



£450 PCM

Dadford View, Brierley Hill DY53SX

Flat | 1 Bedroom | 1 Bathroom

01384 884 950



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# Step Inside

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## Key Features

- Double Bedroom
- Living Room
- allocated parking space

## Property Description

Lovely one bedroom first floor flat.

## Main Particulars

Lovely well appointed 1 bedroom first floor flat in a quiet corner of the popular Dadford View and just 50 yds from the scenic canal towpath walks. Redecorated throughout ready for its next tenant.

Bright, sunny lounge with feature fireplace, electric wall heater and Satellite TV input and laminate flooring

Leading off the lounge is a small hallway with airing cupboard housing boiler and the tiled bathroom with a modern white suite of basin, WC and shower over bath with extractor and fan.

The kitchen has a range of wall base units, electric oven and hob

The double bedroom has an electric heater and large wardrobe with sliding doors

Double glazed.

Laminate flooring throughout.

Out of the way, this lovely flat available now is just a stones throw to the pleasant canal walks and just a 10 minute drive to the Merry Hill shopping centre.

Rent £465/monthly

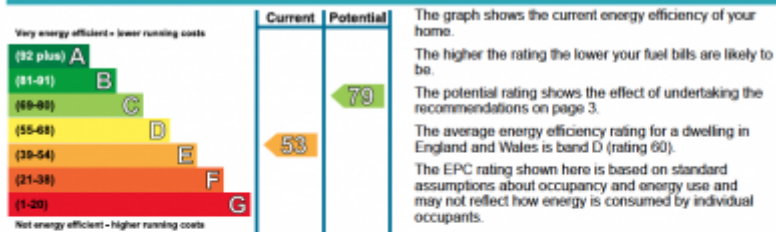
Deposit £525

\*Landlords. If you are looking for a reliable let, please get in touch we can help match your perfect tenant.





### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 291
2 Party wall insulation	£300 - £600	£ 342
3 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 1,008

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Telephone: 01384 884 950



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