

EDEN MIDCALF
— SALES & LETTINGS —

OFFERS IN EXCESS OF



£325,000

Station Road

Brierley Hill, DY5 3HR

PROPERTY SUMMARY

**** Superb investment opportunity **** Originally dating back to the late 1800s, Brockmoor Cottage is a building which has been converted into 6 one bedroom flats. The property enjoys a convenient location within walking distance of Brierley Hill high street and its excellent selection of amenities. The flats include electric heating, uPVC double glazing and off-road parking, and 5 of the flats have incumbent tenants.

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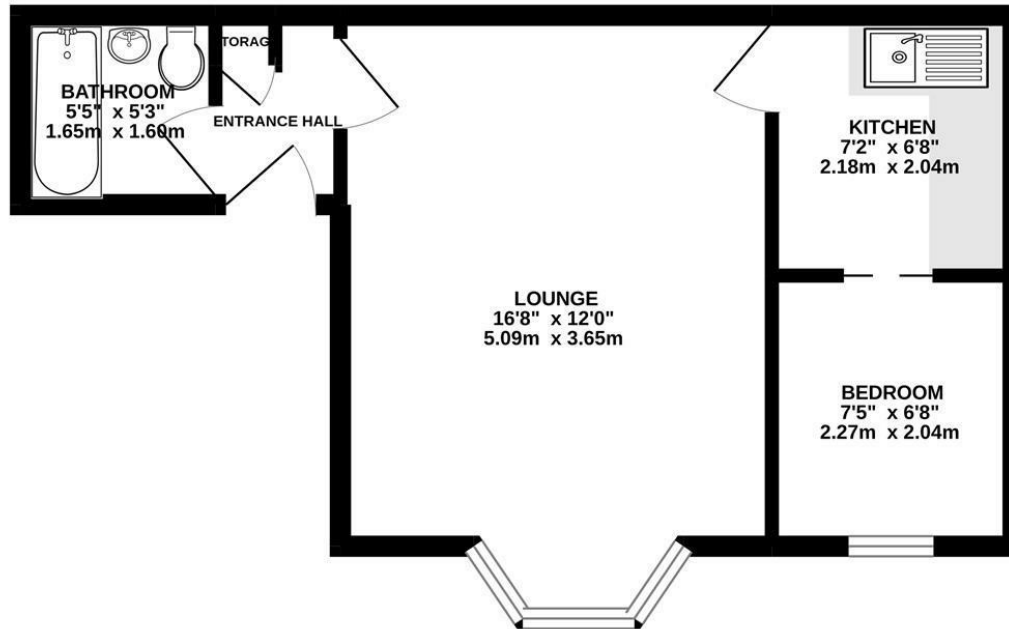








GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 331 sq.ft. (30.8 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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LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND

VIEWINGS
By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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