



**RE/MAX**  
Prime Estates



**54 Hern Road, Brierley Hill, DY5 2PW**  
**Offers in the region of £100,000**

Welcome to this charming flat located on Hern Road in the delightful town of Brierley Hill. This purpose-built property boasts a cosy reception room, perfect for relaxing after a long day. With one bedroom and one bathroom, this flat offers a comfortable living space ideal for individuals or couples.

Built in 1980, this property exudes character and charm while providing a modern living experience. The flat spans 323 square feet, offering a well-proportioned layout that maximises space and functionality.

Conveniently, this property comes with no onward chain, making the purchasing process smoother and quicker for potential buyers. Whether you're looking for a first home, a rental investment, or a cozy retreat, this flat on Hern Road presents a fantastic opportunity to own a piece of Brierley Hill.

Don't miss out on the chance to make this lovely flat your own - book a viewing today and envision the possibilities that this property holds for you!

## Approach



With a tarmacadam drive and lawn border leading to sheltered storm porch, storage cupboard and access to the communal garden

Living Room 9'10" x 11'8" (3.02 x 3.57)



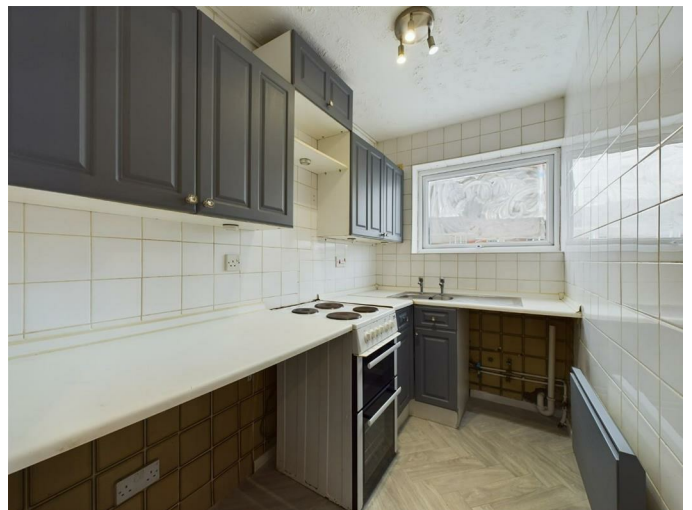
With a glazed UPVC door leading from the front, a door leading to the hallway, storage heater and a double glazed window to the front

## Hallway



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

Kitchen 5'1" x 8'4" (1.56 x 2.55)



With a doorway leading from the hallway, pantry cupboard, fitted kitchen with a range of wall and base units with worktops above, freestanding electric cooker, stainless steel sink with mixer tap, an electronic panel heater and a double glazed window to the side



### Bedroom 9'11" x 8'4" (3.03 x 2.55)



With a door leading from the hallway, built in wardrobe storage, a double glazed window to the rear and an electric storage heater

### Bathroom



With a door leading from the hallway, sink with tiled splashback, bath with shower over and glass shower screen, WC and a double glazed window to the rear

### Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

#### Conveyancing Referrals:

Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200

and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

#### Financial Services Referrals:

If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

### Money Laundering Regulation

At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

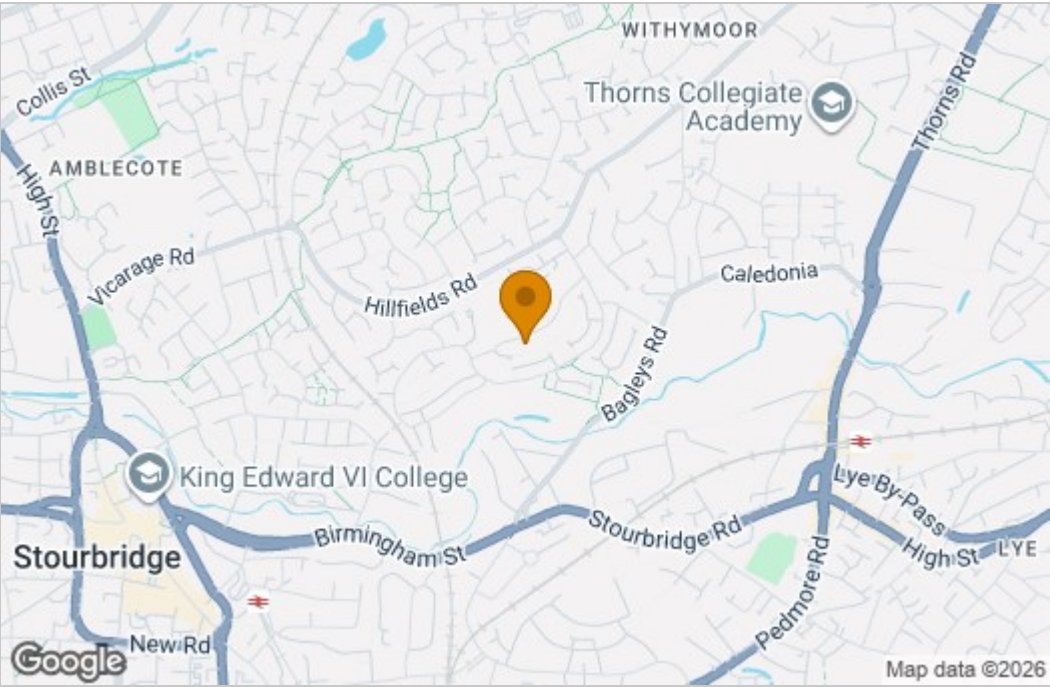
- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilise electronic verification methods to authenticate any required documents. A nominal fee of £60 including VAT per person will be applicable for this service.

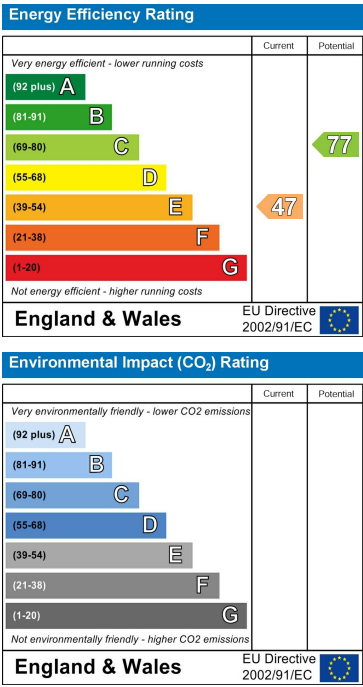
Floor Plan



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.