



**Delph Drive
Brierley Hill
West Midlands
DY5 2LQ**

Offers in Excess of £158,000

bettermove

Delph Drive Brierley Hill

Bettermove are proud to present this 3 bedroom Terraced House in Brierley Hill, available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the private driveway. The council tax band is B.

This is a leasehold property with 39 years remaining on the lease; the ground rent is £7.50 per quarter.

The interior of this property comprises a spacious living room and the fitted kitchen with dining area on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

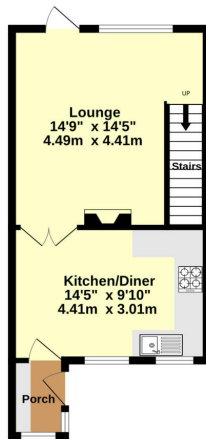
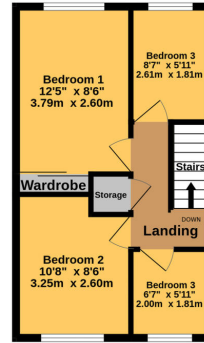
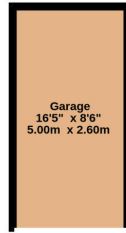
Located in the popular town of Brierley Hill, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Cradley Heath Train Station, the A456 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Ground Floor
513 sq.ft. (47.7 sq.m.) approx.

1st Floor
355 sq.ft. (33.0 sq.m.) approx.



Delph Drive, Brierley Hill, DYS 2LQ

TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk