



## 54 Madison Avenue

, Brierley Hill, DY5 1TZ

**£1,000**



LIMESWOOD Sales and Lettings are pleased to offer TO LET this WELL PRESENTED 2 Bedroom PENTHOUSE APARTMENT on this popular development within walking distance to the Merry Hill Centre. WELL PRESENTED throughout it is Modern, Light and Airy and offers 2 Bed (1 ensuite), Open Plan Lounge Kitchen/Diner, Family Bathroom. Allocated Parking Outside



## Property Description

LIMESWOOD Sales and Lettings are pleased to offer to let this 2 Bedroom PENTHOUSE APARTMENT on this popular development within walking distance to the Merry Hill Centre.

WELL PRESENTED throughout and being MODERN, light and airy this is a lovely rental property.

It further benefits from an allocated parking bay conveniently located right outside the building

The apartment itself offers....

A Welcoming Hallway which set the tone for the whole apartment. Laid with laminate flooring and having doors off to all rooms as well as having 2 separate storage cupboards and access to a large loft space.

Open Plan Lounge / Kitchen / Diner

A thoroughly modern OPEN PLAN Kitchen / Living Area which benefits as follows :---

Living Area

Laid with laminate and having double doors leading out to a Juliet balcony

Kitchen Area

A CONTEMPORARY fitted kitchen with wall and base units, double glazed window to front, stainless steel sink and drainer, work surfaces with tiled splashback, integrated electric oven, gas hob and stainless steel cooker hood over, plumbing for washing machine, space for fridge/freezer, wall mounted boiler, breakfast bar, laminated flooring and opening to lounge/dining room.

Bedroom 1 (with en suite)

Master Bedroom - laid with carpet and having double french doors leading out to a Juliet balcony. This room also benefits from an ensuite with a walk in shower cubicle, wc and wash hand basin.

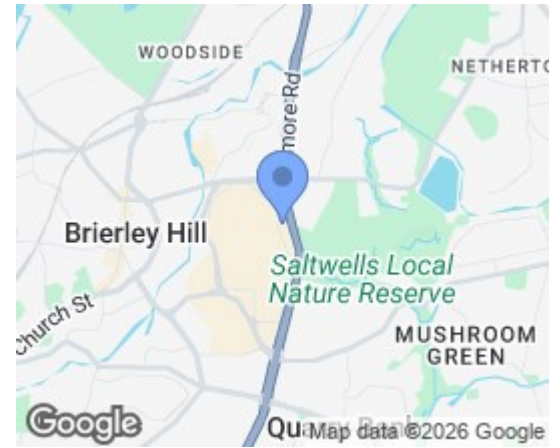
Bedroom 2

Being of irregular shape and having 2 windows filling the room with natural light

Bathroom

Modern Bathroom with panel enclosed bath, wash hand basin, low level w.c. and part tiled walls.

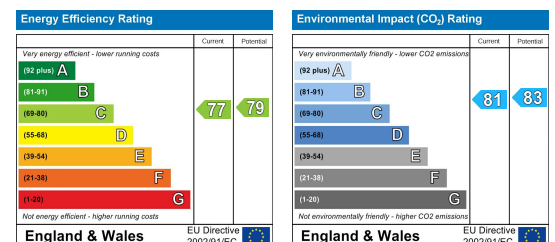
## Area Map



## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

12 Louise Street, Gornal, Dudley, DY3 2UB

Tel: 01384 468121 Email: info@limeswood.co.uk www.limeswood.co.uk