



angelestates
your housing guardians

**PRINCES GATE, WEST BROMWICH
WEST MIDLANDS, B70 6HU**



**MODERN TWO BEDROOM SECOND FLOOR APARTMENT WITHIN
PURPOSE-BUILT BLOCK LOCATED NEARBY TOWN CENTRE.
IDEAL FIRST PURCHASE FOR THOSE WISHING TO GET 'A
FOOT ON THE LADDER' OR 'INVESTORS' ALIKE. CALL TO
ARRANGE YOUR VIEWING BEFORE MAKING US AN OFFER!!**

- SECOND FLOOR APARTMENT
- ELCTRICALLY HEATED
- LARGE RECEPTION ROOM
- MASTER WITH EN-SUITE
- CURRENTLY TENANTED
- TWO BEDROOMS
- DOUBLE GLAZED WINDOWS
- FITTED KITCHEN
- ALLOCATED PARKING
- ENERGY RATING – D (61)

For Sale: Offers in Excess of £115,000

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Entrance:

Paved pathway leads towards ground floor communal entrance with security intercom system and canopy above. Door leads into communal hallway with access to metering cupboard and staircase to first and second floors respectively. From second floor landing, panelled door towards left-hand side leads directly into property:-

Internal Hallway:

Carpeted flooring, wall mounted electric panel heater, pendant light fitting, smoke alarm and access to loft space within ceiling. From hallway, panelled door to left-hand side leads into:-

Airing Cupboard: (Unmeasured)

Carpeted flooring, large water tank with immersion heater and wooden shelving above. From hallway, panelled door to right-hand side leads into:-

Hallway Cupboard: (Unmeasured)

Carpeted flooring, wall mounted coat rail and electric fuse board. From hallway, panelled door to side leads into:-

Family Bathroom: 7'2" x 5'8"

Carpeted flooring, wall mounted 'Atlantic heated towel rail', enclosed lighting and extraction fan to ceiling. Bathroom suite comprises of:- Panelled bath, low level flush toilet, built-in vanity unit with inset wash basin and taps, electric shaver socket to adjacent wall and partly tiled walls as splashback surrounding appropriate areas. From hallway, panelled door leads into:-

Reception Room: 14'5" (max) 3'2" (min, within recess) x 12'5" (max, into recess) 10'8" (min)

Carpeted flooring, wall mounted electric panel heater, separate fire surround with electric fire, two double glazed windows with additional secondary glazing to rear and side elevations, two pendant light fittings and smoke alarm to ceiling. Panelled door to side, leads into:-

Kitchen: 10'9" x 7'2"

Vinyl tiled flooring, light fitting to ceiling, wall mounted electric panel heater and double-glazed window to side elevation. Range of kitchen base and wall units with roll top work surfaces, single bowl sink, drainer and mixer tap. Electric fan assisted oven with four ring electric hob and

Kitchen (Cont.):

Extractor hood above. Separate space for under counter fridge or freezer and separate space for washing machine. From hallway, panelled door leads into:-

Bedroom Two (Rear): 10'9" x 6'7"

Carpeted flooring, wall mounted electric panel heater, pendant light fitting to ceiling and double-glazed window with secondary glazing to rear elevation. From hallway, panelled door leads into:-

Master Bedroom (Rear): 12'9" x 8'3"

Carpeted flooring, wall mounted electric panel heater, pendant light fitting to ceiling and double-glazed window with additional secondary glazing to rear elevation. Panelled door to side, leads into:-

En-Suite Shower Room: 5'4" x 3'6"

Carpeted flooring, wall mounted 'Atlantic heated towel rail', enclosed lighting and extraction fan to ceiling. Corner shower enclosure (tiled walls inside) with thermostatic shower above, pedestal wash basin with partly tiled wall as splash back and low-level flush toilet.

Communal Gardens and Grounds:

Surrounding the building wooden boundary fencing with well-maintained laid lawns, gravelled borders with mature shrubs and tree lined towards rear boundary. Communal waste bins are located opposite entrance adjacent free standing, lockable post boxes. Property has one allocated parking space with various additional 'visitor's spaces'.

Additional Charges:

According to documents supplied by the Vendor, for the current financial year, the property is subject a **half yearly Service Charge of £798.05** (subject to potential change) and a separate **half yearly ground rent of £52.50** (payable to different companies). Please be advised that additional fees could be incurred for items such as Leasehold Packs.

Local Authority Charge: (Financial Year 2024-25)

The property has been 'Banded A' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Sandwell Metropolitan Borough Council**. For the current financial year, council tax charges are **£1,351.88 per annum**.

THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.



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Please Note:

The property is currently rented for a **£650.00 per calendar month** (exclusive of bills) and the occupying tenants are currently on a periodic tenancy (until a buyer has been sourced). Vacant possession under negotiation.

Services:

All mains electricity and water are connected; none of these services have been tested during our inspection.

Tenure:

We are advised that the property tenure is **Leasehold**; confirmation of which should be obtained by reference to the title deeds and we believe that there is approximately 135 years (of 155) remaining on the lease (which commenced on 1st May 2004).

Energy Performance Rating: D (61)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Are You Looking for Mortgage Advice??

Ring **0121-448-0717** and speak to our mortgage advisor for 'best advice' and 'whole of market' quotations from leading banks and building societies.

Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.

Internal Photographs:

Reception Room:



Master Bedroom:



Bathroom:



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