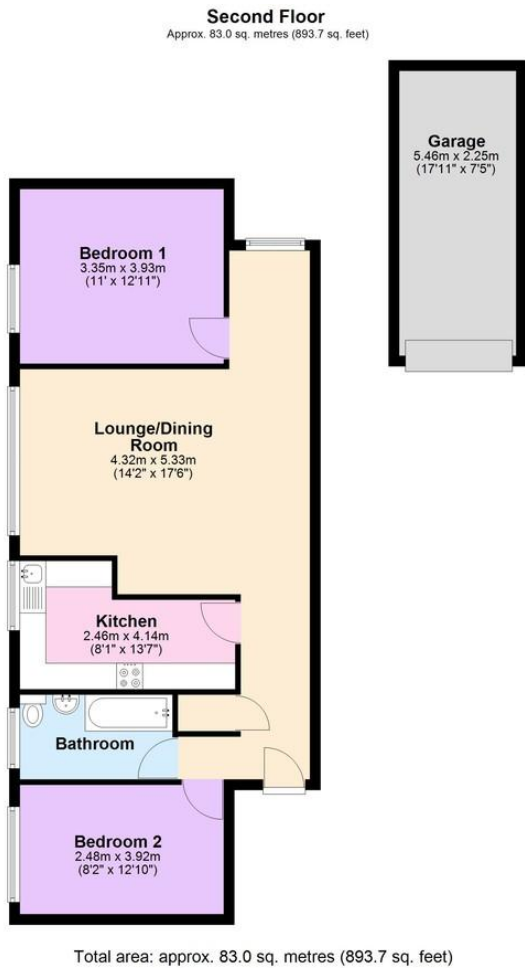




Floor Layout



Total area: approx. 83.0 sq. metres (893.7 sq. feet)

Total approx. floor area 893 sq ft (83 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

Edgbaston Branch
0121 4565454
edgbaston@jameslaurenceuk.com
5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements



REASSURINGLY LOCAL



Brandhall Court

Wolverhampton Road

Birmingham

B68 8DE

Asking Price Of £155,000

- Second Floor Apartment
- Two Double Bedrooms
- Garage En-bloc
- Set within expansive and immaculately maintained communal gardens
- Garage en-bloc
- Separate drying room



Brandhall Court, Wolverhampton Road, Birmingham, B68 8DE Asking Price Of £155,000

Property Description

DESCRIPTION A Spacious two-bedroom second-floor apartment with a garage en-bloc set within beautiful communal grounds. Set within the highly regarded Brandhall Court development, this superb second-floor apartment offers generous accommodation and a peaceful setting surrounded by beautifully maintained gardens. Thoughtfully presented and filled with natural light, the property combines comfortable living space with practical features including a private garage en-bloc and use of a drying room within the building.

The internal accommodation comprises a welcoming entrance hallway with a useful storage cupboard, leading through to a spacious lounge / dining room which is an inviting and homely living area, offering space for relaxation and entertaining with an abundance of natural light due to the large picture windows that overlook the developments immaculately maintained communal gardens. The kitchen is fitted with modern white cabinetry, dark stone-effect worktops and integrated appliances including an oven, hob and extractor, complimented by grey tiled flooring. There are two well-proportioned bedrooms, both of which are doubles. The principal bedroom features a large window, carpeted flooring, and fitted wardrobes, while the second bedroom offers excellent flexibility for guests or use as a home office. The bathroom is stylishly tiled in neutral tones with a white suite comprising bath with shower above, wall hung vanity unit, WC, and heated towel rail.

The apartment sits within beautifully maintained communal gardens, offering expansive lawns, mature trees, and established borders, providing a peaceful outlook and sense of space rarely found in apartment living. The property also includes a private garage en-bloc, ideal for parking, additional storage space, or use as a gym. A rare, but very practical feature of this specific apartment is the use of an external drying room on the same floor as the property.

LOCATION Brandhall Court enjoys a convenient position along Wolverhampton Road, ideally placed for access to both Oldbury and Birmingham city centre. The area offers a great balance of suburban peace and everyday convenience, with a range of local shops, cafés and amenities nearby, and several local parks for outdoor recreation. Excellent transport links are close at hand, with regular bus services along Wolverhampton Road and Langley Green and Rowley Regis train stations providing easy rail



access into Birmingham and beyond. The M5 motorway (Junction 2) is within a few minutes' drive, making the location ideal for commuters. Families benefit from well-regarded local schools, while nearby Oldbury town centre and Hagley Road West offer supermarkets, leisure facilities and dining options. Overall, the location combines accessibility, green surroundings and a strong community atmosphere.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

*Services: All mains' services are connected to the property.
Local Authority: Sandwell Metropolitan Borough Council
Council Tax Band – B
Service Charge - £1799.88 per annum
Ground Rent - Nil
Ground Rent Review Period – NA
Length of Lease – 900 years.*

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



To book a viewing of this property:

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