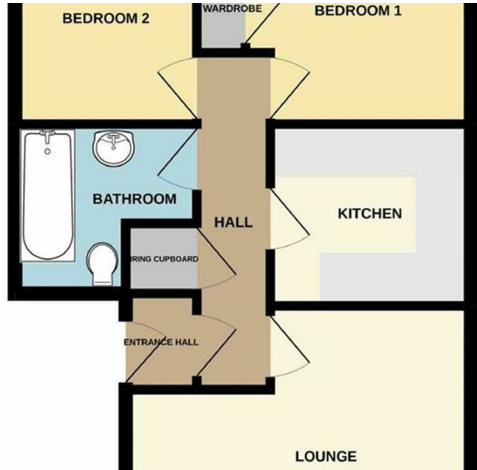


62 Winchester Close, Rowley Regis, West Midlands, B65 0PW



62 Winchester Close, Rowley Regis



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

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www.hickshadley.com

****NO UPWARD CHAIN****
An excellent two bedroom first floor apartment in this most convenient of locations for all local amenities and transport links. The property briefly comprises: entrance hall with storage, spacious 'L' shaped lounge, fitted kitchen, two good sized bedrooms and bathroom. The property further benefits from double glazing and an allocated parking space. VIEWING HIGHLY RECOMMENDED. GREAT INVESTMENT OPPORTUNITY. EPC: C

Offers Around £75,000 - Leasehold

Hicks Hadley



Entrance Hall

With storage cupboard, intercom and doors into:

Spacious 'L' Shape Lounge 15'03" x 12'05" (max) (4.65 x 3.78 (max))

With electric heater, feature fireplace and double glazed window to front elevation.

Fitted Kitchen 8'02" x 7'05" (2.49 x 2.26)

Having matching wall and base units with worktops over, plumbing for automatic washing machine, space for cooker, single drainer sink unit, splash back tiling, space for fridge freezer and serving hatch.

Bathroom 7'04" x 6'01" (2.24 x 1.85)

Having bath with shower over, low flush wc, pedestal wash hand basin and ceramic tiling.

Bedroom One 9'01" x 8'08" (2.77 x 2.64)

With integrated wardrobe, electric heater and double glazed window to rear elevation.

Bedroom Two 7'07" x 7'05" (2.31 x 2.26)

With electric heater and double glazed window to rear elevation.

Outside

With allocated parking space located to the rear of the property.

Tenure and Council Tax

We are advised that the property is Leasehold with 67 years remaining on the lease, please confirm with your solicitor to verify.

Our vendor has confirmed that there is a £790 Service Charge and £50 Ground Rent per year on this property that are approximate and can increase.

Council Tax Band : A
Local Authority : Sandwell

