

Stour Close, Halesowen, B63 3QF



## Stour Close, Halesowen



**Hicks Hadley**

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**\*\*NO UPWARD CHAIN\*\* \*\*GROUND FLOOR APARTMENT\*\* \*\*CALLING ALL INVESTORS 6.45% YIELD @ £795 PCM\*\***

A well presented and generously sized two bedroom ground floor apartment in this most popular of locations for access to all local amenities. The property briefly comprises: entrance hall, spacious lounge, fitted kitchen, two double bedrooms and bathroom. The property further benefits from: long lease, garage-en-bloc, allocated parking space and gas central heating. EXCELLENT FOR DOWNSIZERS, LANDLORDS AND FIRST TIME BUYERS. EARLY VIEWING ESSENTIAL. EPC: C

**Offers In The Region Of £150,000 - Leasehold**

**Hicks Hadley**





**Entrance Hall**

With storage cupboard, intercom and doors into:

**Spacious Lounge 15'9 x 12'7 (4.80m x 3.84m)**

With feature fireplace, electric fire and double glazed window to rear elevation.

**Fitted Kitchen 12'1 x 9'3 (max) (3.68m x 2.82m (max))**

Having matching wall and base units with worktops over, single drainer sink unit, space for fridge freezer, space for cooker, plumbing for automatic washing machine, wall mounted boiler, breakfast bar area, splash back tiling and double glazed window to front elevation.

**Bedroom One 12'7 x 9'9 (3.84m x 2.97m)**

With central heating radiator and double glazed window to rear elevation.

**Bedroom Two 12'7 x 12'7 (max) (3.84m x 3.84m (max))**

With central heating radiator and double glazed window to front elevation.

**Bathroom 9'2 x 5'5 (2.79m x 1.65m)**

Having panel bath with wall mounted shower over, pedestal wash hand basin, low flush wc, ceramic tiling and obscured double glazed window to front elevation

**Garage**

Garage en-bloc with up and over door.

**Outside**

Having well kept communal grounds, parking area to the left hand side with allocated parking space and garage-en-bloc.

**Agents Note**

We have been informed that the property is leasehold with 990 years on the lease. We have also been informed that the service charge is £85 per month with no separate ground rent.

**COUNCIL TAX BAND: A**

All main services are connected.

Broadband/Mobile coverage- please check on link- [link- //checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC:C

