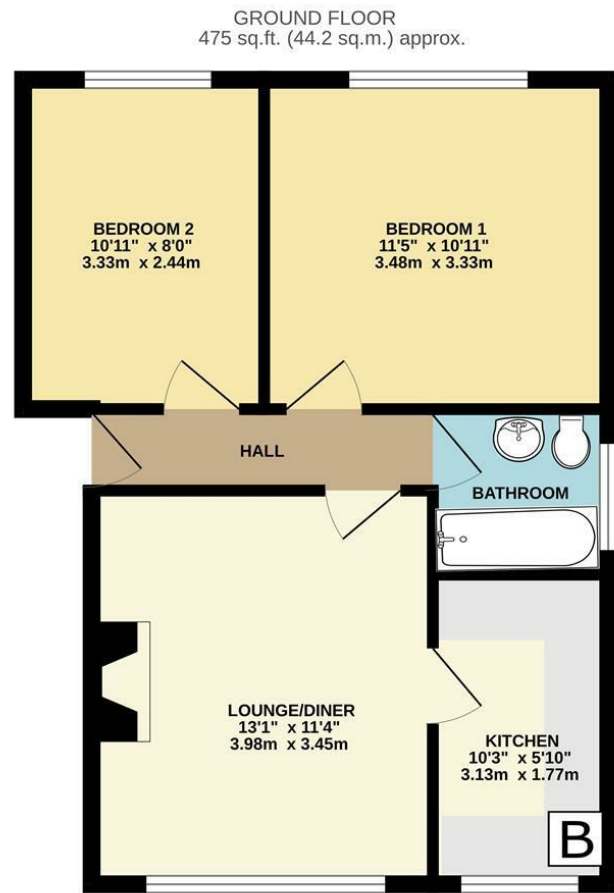


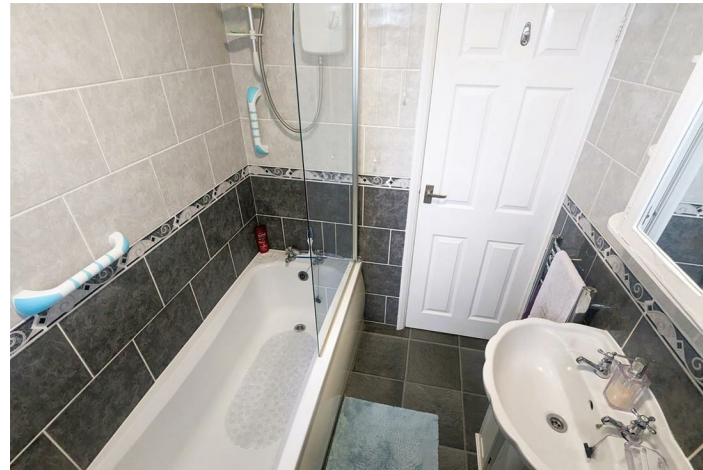
30 Apperley Way, Halesowen, B63 2PN



TOTAL FLOOR AREA : 475 sq.ft. (44.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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30 Apperley Way, Halesowen



Hicks Hadley

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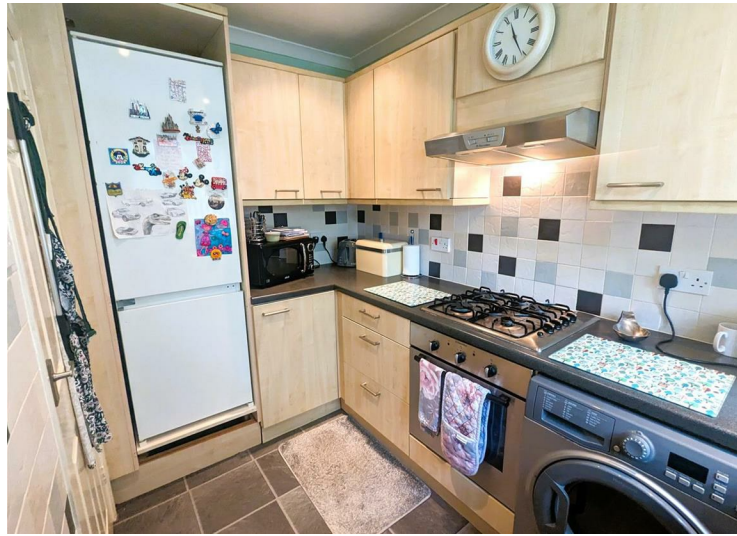
 <https://www.hickshadley.com>

****VIEWINGS HIGHLY RECOMMENDED** **GREAT INVESTMENT WITH THE POTENTIAL YIELD OF 8%**

A superbly presented first floor apartment in this popular location, having been fitted throughout to a high standard, and now offering MOVE IN accommodation. Ideal for first time buyers, investors and down sizers. Offering lounge, beautifully fitted kitchen, two double bedrooms fitted with spotlighting and a modern bathroom with bath and shower. The property also offers double glazing and a garage. VIEWING ESSENTIAL. COUNCIL TAX BAND A

Hicks Hadley

Offers In The Region Of £125,000 - Leasehold



Entrance Hallway 11'1" x 2'9" (3.38m x 0.84m)

Alarm system fitted and,Loft access,Access to both bedrooms,Family bathroom and lounge.

Lounge 12'9" x 11'2" (3.89m x 3.40m)

Electric feature fire place,Double glazed window to the front elevation,Radiator fitted to the front elevation,One pendant light fixture fitted to the ceiling along with four spot light style lighting,Coving around ceiling level.

Kitchen 10'2" x 5'8" (3.10m x 1.73m)

Partially tiled walls between base units and wall units,Ample unit space,One bowl stainless steel sink fitted with mixture tap,Double glazed window fitted to the front elevation,Boiler housed in corner wall unit,Space for washer/dryer,Electric oven fitted with gas hob,Extractor fan,Space for a tall fridge/Freezer,Three spot lights fitted to the ceiling.



Bedroom One 11'3" x 10'9" (3.43m x 3.28m)

Double glazed window fitted to the rear elevation,Radiator fitted to the rear elevation,Coving fitted around the ceiling,Four spot lights fitted to the ceiling.

Bedroom Two 10'9" x 7'9" (3.28m x 2.36m)

Double glazed window fitted to the rear elevation,Radiator fitted to the rear elevation,Three spot light style light fixtures fitted to the ceiling.

Family Bathroom

Partially tiled,Electric shower fitted over the bath,Obscured window fitted to the side elevation,Chrome towel radiator fitted to the inside elevation,White sanitary ware fitted,Vinyl style flooring fitted.



Agent Notes

All main services are connected . (Gas/ Electric / Water)

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

Council Tax Band :A

EPC :TBC

Tenure Information :LEASEHOLD APPROXIMATELY 50 YEARS REMAINING.GROUND RENT £25.48 PER 6 MONTHS APPROX,SERVICE CHARGE APPROXIMATELY £628.40 6 MONTHLY.

Any other Material Facts :Traditional Brick build with tiled roof

Garage

Twist an pull up and over handle single garage.

