

74 Cavalier Drive, Halesowen, B63 4SQ



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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

****NO UPWARD CHAIN****

A superb, two bedroom top floor apartment with a balcony offering excellent panoramic views in this most popular of cul-de-sac locations; conveniently located for schools, transport links and access to Halesowen town centre. The property briefly comprises: entrance hall with storage, fitted kitchen, spacious lounge/diner, balcony, master bedroom, generously sized second bedroom and bathroom. The property further benefits from: allocated parking space, gas central heating, double glazing and well kept communal gardens. EARLY VIEWING HIGHLY RECOMMENDED. SUPERB OPTION FOR FIRST TIME BUYERS. PLEASE CALL FOR DETAILS ON 0121 585 6667. EPC: D

Offers Over £157,000 - Leasehold

Hicks Hadley



Entrance Hall

With electric heater, loft hatch, storage cupboard and doors into:

Fitted Kitchen 9'10 x 6'2 (3.00m x 1.88m)

Having matching wall and base units with worktops over, single drainer sink unit, space for fridge/freezer, electric hob, extractor over, integrated oven, plumbing for automatic washing machine and double glazed window to rear elevation.

Bathroom 6'2 x 6' (1.88m x 1.83m)

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



Spacious Lounge 14'10 x 11'10 (4.52m x 3.61m)

With feature fireplace, electric fire, electric heater, double glazed window to front elevation and double glazed door on to:

Balcony

Accessible from lounge and bedroom one; offering excellent panoramic views.

Bedroom One 10'10 x 10'3 (3.30m x 3.12m)

With electric heater and double glazed access door on to balcony.

Bedroom Two 10'3 x 6'11 (3.12m x 2.11m)

With electric heater, storage cupboard and double glazed window to rear elevation.

Outside

Front: With grass verge on one side of the pathway and hedges on the other leading to the communal entrance and intercom system.

Rear: With bin store at the rear and allocated parking space to the side of the block.

Agents Note

Council Tax Band: B

EPC: D

We have been informed that the property is leasehold. We have been informed that the lease length is approximately 135 years.

We have been informed that the property has a ground rent of £55 per half year and a service charge of £1752 per annum.



All main services connected except for gas.

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

