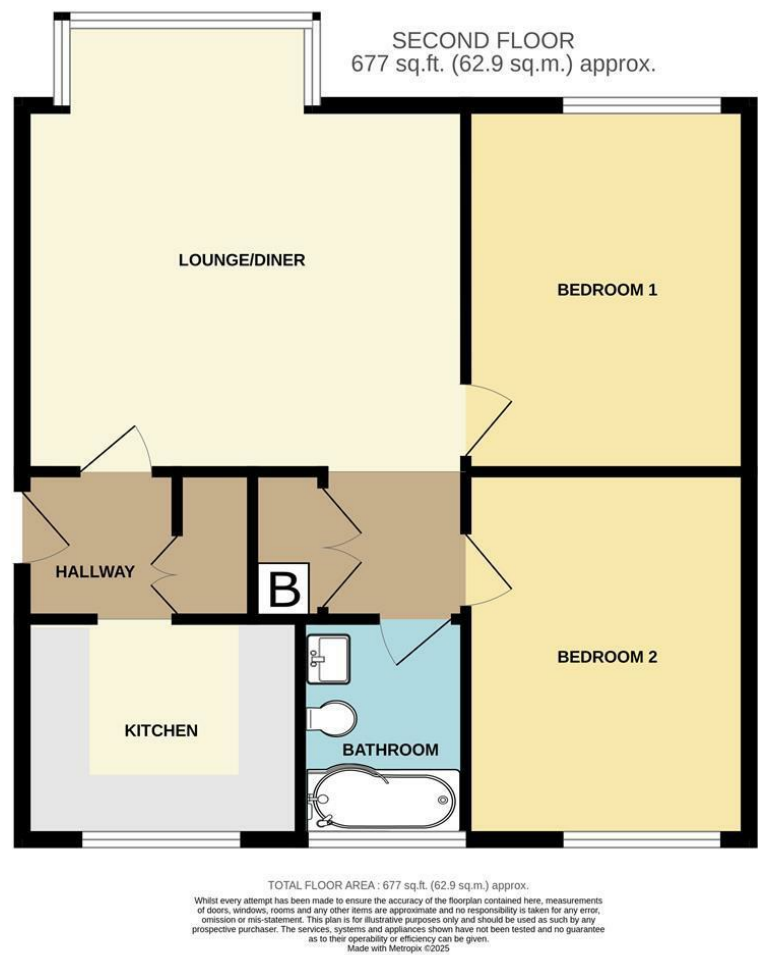


Halesbury Court Ombersley Road, Halesowen, B63 4PE



Halesbury Court Ombersley Road, Halesowen



Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

****FABULOUS ELEVATED VIEWS OF SURROUNDING COUNTRYSIDE****
A superbly presented two bedroom top floor apartment in this most popular of cul-de-sac locations suitable for schools, transport links and all local amenities. The property briefly comprises: entrance hall, refitted kitchen, spacious lounge, refitted bathroom and two double bedrooms. The property further benefits from: garage-en-bloc, gas central heating and double glazing. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE ACCOMODATION. EPC: TBA**

Hicks Hadley

£130,000 - Leasehold



Entrance Hall

With intercom, loft hatch, ceramic tiled flooring, central heating radiator, intercom and doors into:

Refitted Kitchen 9'7 x 7'5 (2.92m x 2.26m)

Having matching wall and base units with worktops over, single sink, integrated double oven, gas hob, integrated fridge/freezer, integrated automatic washing machine, integrated dishwasher, spotlights and double glazed window to front elevation.

Spacious Lounge 18'2 x 15'10 (max) (5.54m x 4.83m (max))

With central heating radiator, storage cupboard housing wall mounted Worcester boiler, double glazed bay window to rear elevation.

Bedroom One 12'10 x 9'11 (3.91m x 3.02m)

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

Bedroom Two 12'9 x 9'11 (3.89m x 3.02m)

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

Refitted Bathroom 7'4 x 5'7 (2.24m x 1.70m)

Having 'P' shaped bath with shower over to include rainfall head, shower screen, heated towel rail, low flush wc, vanity wash hand basin, spotlights and obscured double glazed window to front elevation.

Garage-En-Bloc 15'7 x 7'10 (4.75m x 2.39m)

With up and over door.

Outside

Front: With communal gardens, garages-en-bloc to the left hand side (one of which is assigned to this property) and an entrance door with stairs leading up to this apartment on the top floor.

Rear and side: With well kept communal gardens and terrific views of the surrounding countryside.

Agents Note

We have been informed that the property is leasehold with approximately 44 years remaining on the lease. We have also been informed that the service charge and ground rent is £960 payable twice a year. Please check this detail with your solicitor.

COUNCIL TAX BAND: B



All main services are connected.

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

EPC: TBA

