

7 Sandals Rise, Halesowen, B62 8SQ



7 Sandals Rise, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

****NO UPWARD CHAIN** **CASH BUYERS ONLY****

A fantastic one bedroom, first floor maisonette situated at the end of the row in this sought after cul-de-sac location; excellent for transport links and all local amenities. The property briefly comprises: entrance hall with large storage cupboard, spacious lounge, fitted kitchen, double bedroom and bathroom. The property further benefits from: private garden to the rear, garage-en-bloc and double glazing. SUPERB OPTION FOR DOWNSIZERS OR LANDLORDS. EARLY VIEWING HIGHLY RECOMMENDED. EPC: D

£105,000 - Leasehold



Entrance Hall

With obscured double glazed front entry door and stairs on to the landing with: large storage cupboard, loft hatch, obscured double glazed window to side elevation and doors into:

Spacious Lounge 15'11 x 10' (4.85m x 3.05m)

With storage heater, double glazed window to rear elevation and door into:

Fitted Kitchen 9'3 x 6'5 (2.82m x 1.96m)

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, integrated Bosch oven, integrated Bosch electric hob, plumbing for automatic washing machine, space for fridge and freezer and ceramic splash back tiling.

Bathroom 6'3 x 6'2 (1.91m x 1.88m)

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

Double Bedroom 13'8 x 10'8 (4.17m x 3.25m)

With integrated wardrobes, storage heater, storage cupboard and double glazed window to front elevation.

Outside

Front: Having right hand pathway leading to gated side access and front access door.

Rear: With garden to the rear accessible via the gated side access at the front.

Garage-En-Bloc

With up and over door.

Agents Note

We have been informed that the property is leasehold with approximately 53 years left on the lease. We have also been informed that the ground rent is £55 per annum. Please check this detail with your solicitor.

COUNCIL TAX BAND:

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: D

