

23 Smalman Close, Stourbridge, DY8 5TF



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Hicks Hadley

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****NO UPWARD CHAIN****

A superbly presented, top floor two bedroom apartment with modern open plan living space in this most popular of cul-de-sac locations; suitable for access to all local amenities. The property briefly comprises: entrance hall with storage cupboard and loft space access, spacious open plan lounge/diner, fitted kitchen, bathroom, two double bedrooms with integrated wardrobes and master having ensuite shower room. The property further benefits from: well kept communal areas and gardens, long lease, double glazing and gas central heating. A SUPERB OPTION FOR FIRST TIME BUYERS. VIEWING HIGHLY RECOMMENDED. EPC: C

Offers In The Region Of £155,000 - Leasehold

Hicks Hadley



Entrance Hall

With central heating radiator, storage cupboard, intercom, loft hatch and doors into:

Open Plan Living Space

To include:

Spacious Lounge/Diner 18' x 11'5 (max) (5.49m x 3.48m (max))

Having two central heating radiators, double glazed window to front elevation and open access to:

Fitted Kitchen 11'5 x 5'8 (max) (3.48m x 1.73m (max))

Having matching wall and base units with worktops over, single drainer sink unit, integrated fridge/freezer, integrated Zanussi Oven, integrated gas hob, extractor over, wall mounted boiler in cupboard, splash back tiling and double glazed window to rear elevation.

Bedroom One 11'5 x 9'3 (3.48m x 2.82m)

With integrated wardrobe, central heating radiator, double glazed window to front elevation and door into:

Ensuite

With walk in shower cubicle, low flush wc, splash back tiling, central heating radiator and obscured double glazed window to front elevation.

Bedroom Two 9'5 x 7'8 (2.87m x 2.34m)

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

Bathroom 8'8 x 5'5 (max) (2.64m x 1.65m (max))

Having panel bath, low flush wc, pedestal wash hand basin, central heating radiator and two obscured double glazed windows to rear elevation.

Outside

Front: With attractive, well kept communal gardens and entry point.

Rear: Having allocated parking space and access door to the communal area.

Agents Note

We have been informed that the property is leasehold with approximately 109 years remaining on the lease. We have also been informed that the ground rent charge is approximately £300 a year and the service



charge is approximately £2155.42 per annum . Please check this detail with your solicitor.

COUNCIL TAX BAND: A

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)

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