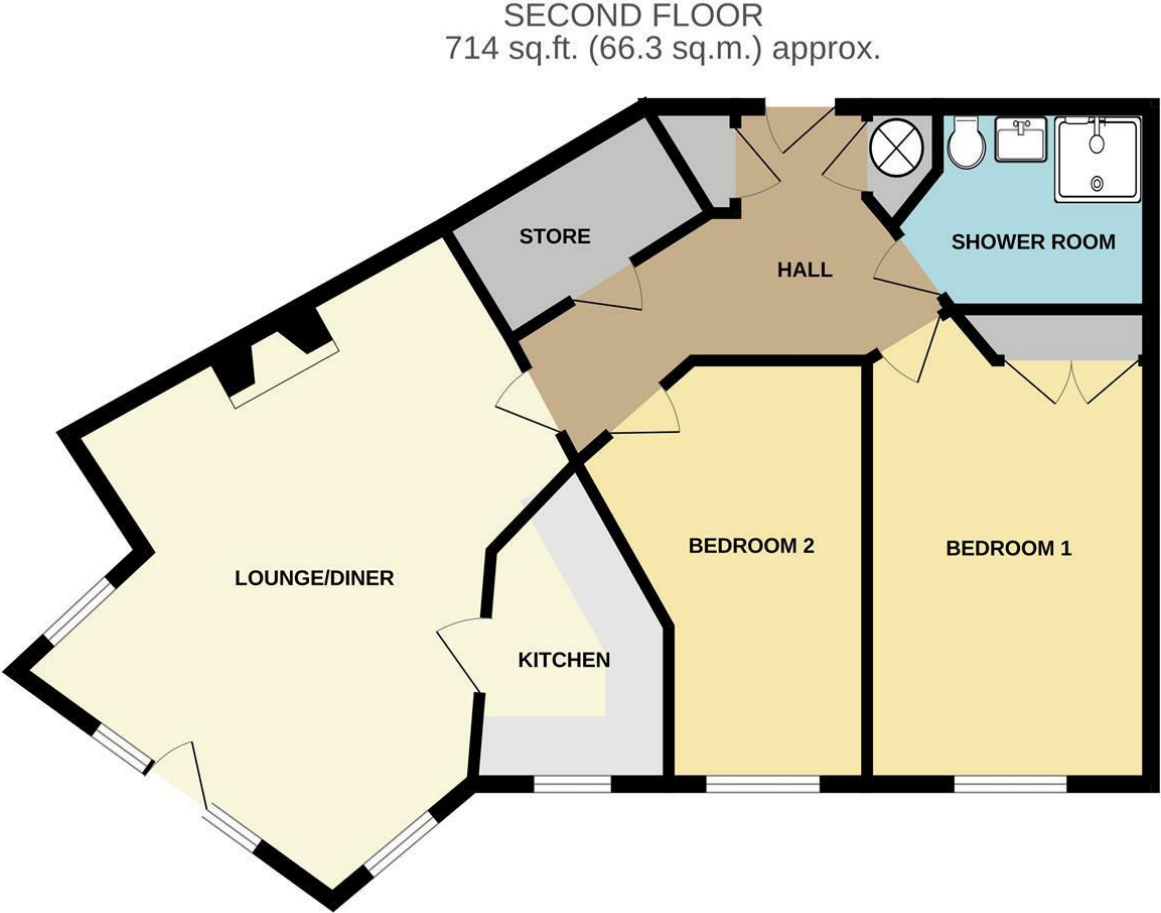


Pegasus Court Spies Lane, Halesowen, B62 0BL



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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.  
Made with Metropix ©2025



## Pegasus Court Spies Lane, Halesowen



**Hicks Hadley**

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

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

**\*\*OFFERING LUXURY LIVING WITH ALL THE ADDED EXTRAS\*\***

Hicks Hadley are proud to welcome to the market a two bedroom second floor luxury retirement apartment set in the prestigious Pegasus Court development. The property is conveniently located for local shops and public transport. Facilities also include an Estate Manager, 24 hour emergency call system, laundry, elegant communal lounge, visitors suite and lift to all floors. The apartment comprises of; A spacious hallway, lounge/Dining room, fitted kitchen, two double bedrooms, a modern shower room, double glazing, storage heating, parking and communal gardens. The property further benefits from pristine carpets throughout.

**Asking Price £255,000 - Leasehold**

**Hicks Hadley**



**Entrance hallway 13'9" x 8'4"max (4.19m x 2.54mmax)**  
Up on entering sits a spacious hallway with two walk in storage cupboards and another one housing the hot water tank. Door entry phone system, electric heater and coving to ceiling.

**Lounge/Dining room irregular shape 20'2"max x 12'9" (irregular shape 6.15mmax x 3.89m)**  
Electric fire place with feature surround, two double glazed windows to side elevations, two storage heaters, double glazed patio door to front giving access to Juliet balcony, wall lights, ceiling lights, coving to ceiling and emergency pull cord.

**Kitchen 6'3" x 8'4" (1.91m x 2.54m)**  
Double glazed window fitted to the front elevation, Newly fitted in 2022 high quality shaker style kitchen with Quartz style, marble effect worktops with grooves for drainer and up-stand fitted, Belfast sink fitted with chrome mixer tap, Integrated (NEFF) oven fitted with a integrated microwave fitted above, integrated tall fridge freezer fitted, pull out bin, two ring (NEFF) electric hob fitted with extractor fan fitted above, ample base and wall unit space, Five spot lighting fitted, under counter lighting fitted.

**Bedroom one 14'1" x 9'4" (4.29m x 2.84m)**  
Double glazed window fitted to the side elevation, electric heater fitted to the inside elevation wall, coving throughout, emergency pull cord and built in wardrobe space, loft above.

**Bedroom Two irregular shape room 13'3" x 10'2" (irregular shape room 4.06m x 3.10m)**  
Double glazed window fitted to the inside elevation, coving fitted to the ceiling, electric heater fitted to the side elevation and emergency pull cord.

**Family bathroom 7'1" x 6'4" (2.16m x 1.93m)**  
Fully tiled shower room with the added extra of under floor heating, recently redesigned with double walk-in shower cubicle with thermostatic waterfall shower head, inset sink and chrome mixer tap with vanity unit below and illuminated mirror cabinet, low level w.c. with hidden cistern, chrome heated towel radiator fitted.

**Communal Grounds**  
The facilities at Pegasus Court include an Estate Manager who sees to the day to day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off duty each property is linked to a 24 hour emergency call system.

**Facilities**  
House Manager  
Communal Lounge  
Laundry  
Guest suite  
24 hour emergency careline  
Communal gardens  
Private Parking



**Lease details**  
Lease term 125 years and remaining 101 years, from 01/01/2001 to end date is 31/12/2126  
Ground rent-£174.50 per six monthly  
lease holder-Estates management Ltd  
Service charge - £2,376 per six monthly  
Management company is First-port retirement property services

**Agent notes**  
All main services are connected . ( 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 :D

EPC :C



**Tenure Information :Leasehold**  
Lease term 125 years and remaining 101,from 01/01/2001 to 31/12/2126

**Any other Material Facts :Traditional brick and block build with tiled roof.**

Please note all information has been provided by the vendor please confirm details with a chosen solicitor.

