

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.co>

****LANDLORDS ONLY** **TENANT PAYING £795 PCM****
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. **VIEWING HIGHLY RECOMMENDED. SUPERB OPTION FOR INVESTORS. PLEASE CALL FOR DETAILS ON 0121 585 6667. EPC: D**

Hicks Hadley

Offers Over £145,000 - Leasehold



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)

