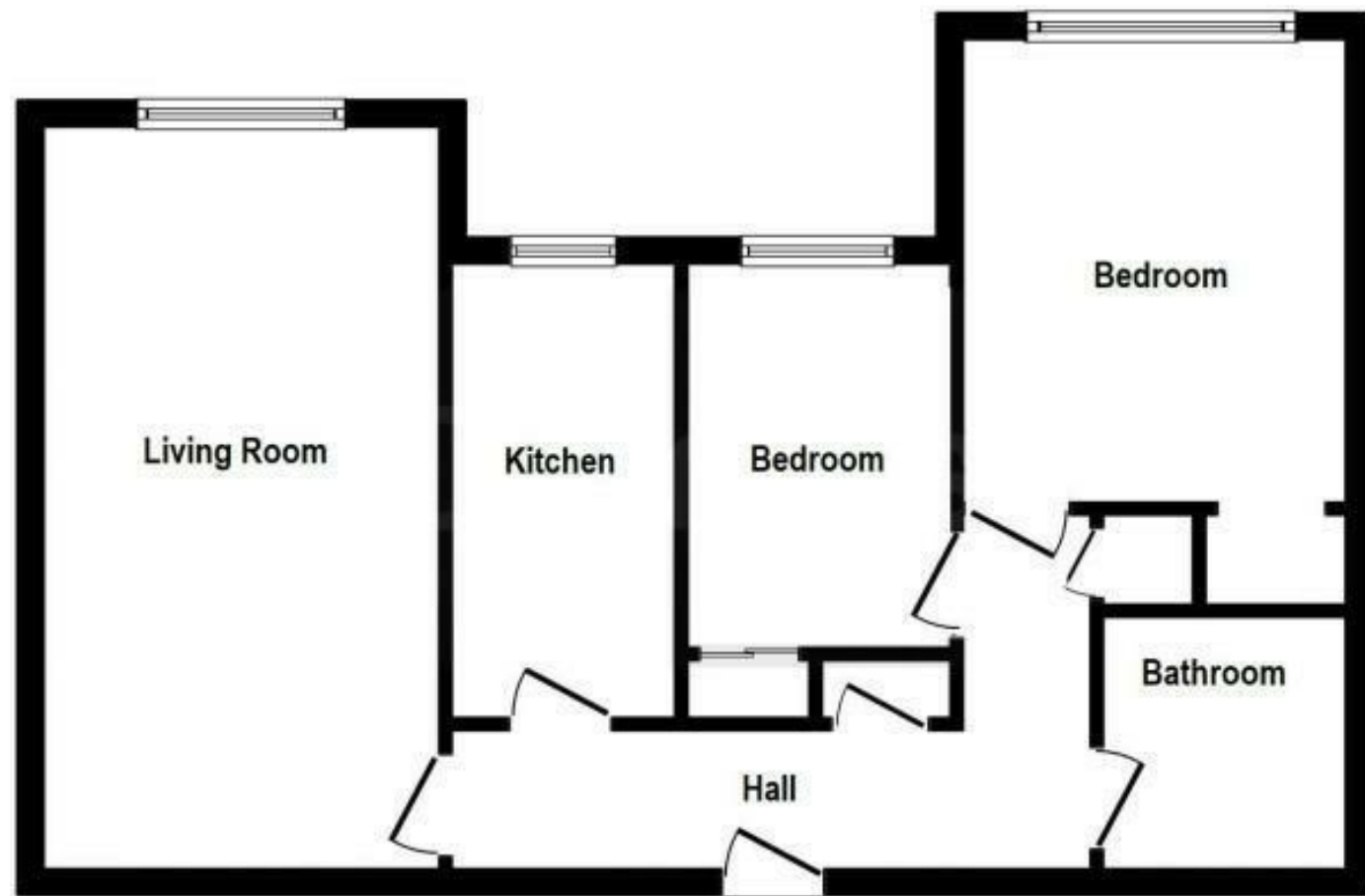


Newbold Court Blackberry Lane, Halesowen, B63 4NZ



This floor plan is for illustrative purposes only. It is not drawn to scale.



Newbold Court Blackberry Lane, 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** ** LONG LEASE****

A superb, two bedroom, second floor apartment in this most popular of locations for Halesowen town centre, transport links, schools and all local amenities. The property briefly comprises: entrance hall with two storage cupboards, fitted kitchen, spacious lounge/diner, two double bedrooms with integrated wardrobes and bathroom. The property further benefits from: garage en-bloc, unallocated parking and well kept grounds. A GREAT OPTION FOR FIRST TIME BUYERS. VIEW NOW. EPC: C

Offers In The Region Of £135,000 - Leasehold

Hicks Hadley



Entrance Hall

With intercom, two storage cupboards and doors into:

Spacious Lounge/Diner 18'8 x 10'2 (5.69m x 3.10m)

With feature fireplace, electric fire and double glazed window to front elevation.

Fitted Kitchen 11'7 x 5'9 (3.53m x 1.75m)

Having matching wall and base units with worktops over, integrated oven, electric hob, extractor over, plumbing for automatic washing machine, single drainer sink unit, ceramic tiling and double glazed window to front elevation.

Bedroom One 13'3 x 9'9 (4.04m x 2.97m)

With electric heater, walk in wardrobe and double glazed window to front elevation.

Bedroom Two 9'9 x 7' (2.97m x 2.13m)

With integrated wardrobe and double glazed window to front elevation.

Bathroom

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

Garage 18'1 x 8'3 (5.51m x 2.51m)

With up and over door.

Outside

Front: With lawn in front of the building and to the right hand side with trees. Also having drive leading to the rear of the property on the left hand side which has a parking area just off it.

Rear: Accessed by the drive from the front; there is a large lawn area and garages at the rear.

Agency Note

Council Tax Band: B

EPC: C

We have been informed that the property is leasehold. We have been informed that the property has approximately 147 years remaining.

We have been informed that the annual service charge is £1600 per annum to include the buildings insurance and maintenance charges.

All main services connected apart from gas. Broadband/Mobile coverage- please check on



link- //checker.ofcom.org.uk/en-gb/broadband-coverage

