



Flat 17, Guardian House Hagley Road West
Oldbury,
West Midlands B68 0BS

Offers In The Region Of £45,000

...doing things differently



Welcome to this charming flat located on Hagley Road West in Oldbury! This delightful property is situated in a popular development catering to the over 60's, offering a peaceful and welcoming community atmosphere.

The property boasts one spacious bedroom, providing a comfortable and private space to unwind after a long day. The bathroom is conveniently located, ensuring easy access for residents and visitors alike.

Located on the first floor with lift access, this flat offers both convenience and accessibility for all residents. Additionally, the large car park provides ample space for parking, making it hassle-free for those with vehicles.

Surrounded by local amenities and eateries, this property is ideal for those looking for convenience and a vibrant community atmosphere. With local bus routes nearby, exploring the area and beyond is made easy for residents.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer!

11/10/24 V1 EPC=B







Approach

Communal entrance with intercom system, private parking. Lift and stairs to first floor leading to front door.

Hallway 14'1" x 3'3" (4.3 x 1)

Storage heater, access to airing cupboard, doors radiating to:

Lounge 14'5" x 10'5" (4.4 x 3.2)

Double glazed window to front, storage heater, fitted fireplace with electric fire. Wall mounted intercom system. Door to kitchen.

Kitchen 11'5" x 5'10" (3.5 x 1.8)

Double glazed window to front, variety of wall and base units with work surface over. Fitted stainless steel sink with drainage with tiling to splashback. Space for electric free standing oven.

Bedroom 8'3" x 14'7" (into wardrobe) (2.54 x 4.45 (into wardrobe))

Double glazed window to front, storage heater, fitted wardrobes with storage.

Bathroom 6'6" max 4'7" min x 5'10" max 4'11" min (2 max 1.4 min x 1.8 max 1.5 min)

Extractor fan, tiling to splashback, low level w.c., wash hand basin and fitted bath with shower over.

Communal Laundry Room

Access to communal laundry room for use of all residents.



**Communal Gardens**

Access to private communal gardens with greenhouse and potting shed.

Parking

Ample spaces in private car park to rear.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. The length of lease is 99 years from 29th July 1988. There is an annual service charge of £2,551.44.

Council Tax Banding

Tax Band is B

Money Laundering Regulations

In order to comply with Money Laundering

Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

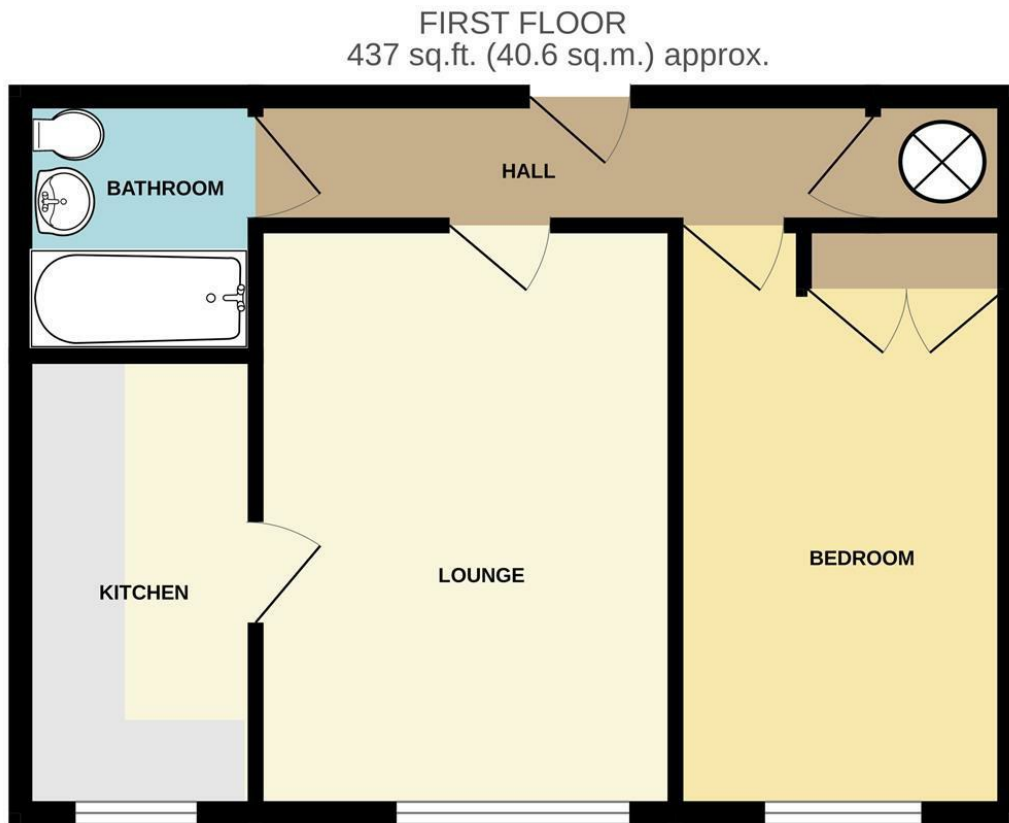
Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your

agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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.
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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