

for sale

offers in the region of **£155,000**



## Cavalier Drive Halesowen B63 4SQ

A stunning apartment in a central Halesowen location benefitting from a balcony with far reaching views and NO UPWARD CHAIN. Briefly comprising: security entrance, private hallway, lounge, two bedrooms, bathroom, fitted kitchen, allocated parking and well-kept communal grounds. Viewing is highly recommended.



# Cavalier Drive Halesowen B63 4SQ

## Approach

The property has well-kept communal grounds, allocated parking and security entrance opens to the communal hallway with stairs leading to the upper floors

## Private Hallway

Electric heater, wood effect flooring, storage cupboard, access to loft space

## Lounge/Dining Room

12' 1" x 15' 1" ( 3.68m x 4.60m )

Double glazed window to front elevation, double glazed door to balcony and re-fitted carpet

## Kitchen

9' 6" x 6' 2" ( 2.90m x 1.88m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, electric hob with extractor over, plumbing for washing machine, space for fridge freezer, part tiling to walls and double glazed window to rear elevation

## Bedroom One

10' 9" max x 10' 2" ( 3.28m max x 3.10m )

Double glazed door to balcony, electric heater, built in cupboard

## Bedroom Two

10' 2" x 7' 2" ( 3.10m x 2.18m )

Double glazed window to rear elevation, electric heater, built in storage cupboard

## Bathroom

Comprising: bath with shower over, low level w.c, wash hand basin, heated towel rail, spot lights to ceiling, wood effect flooring, tiling to walls and floor

## Outside

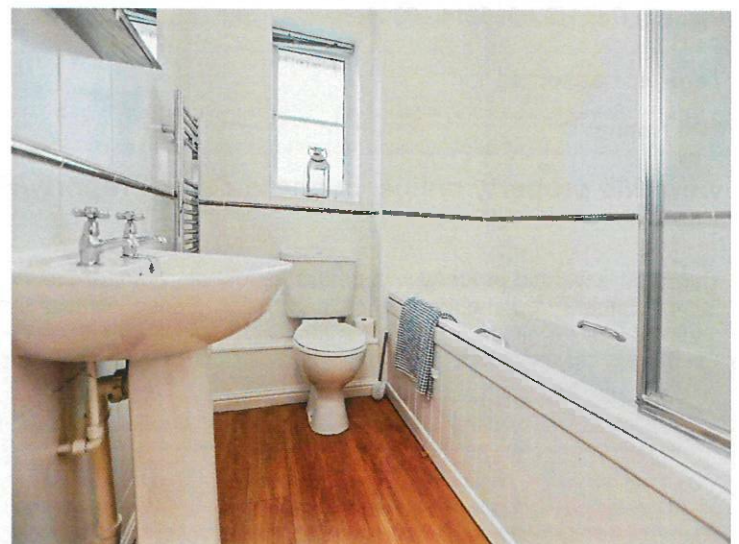
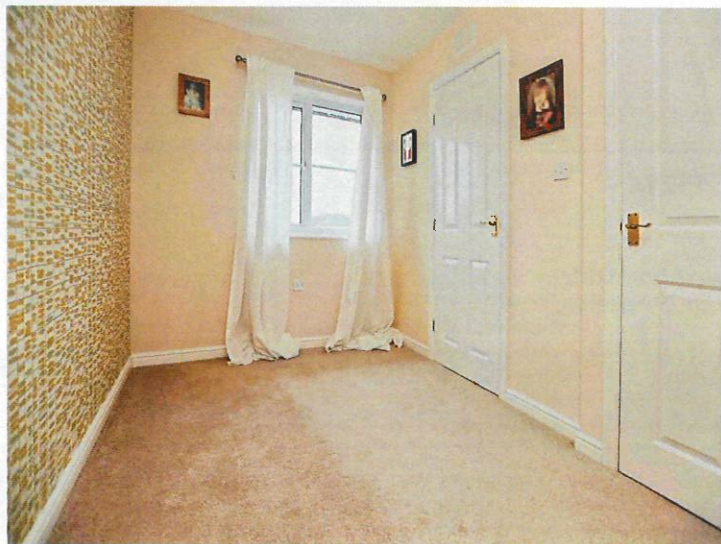
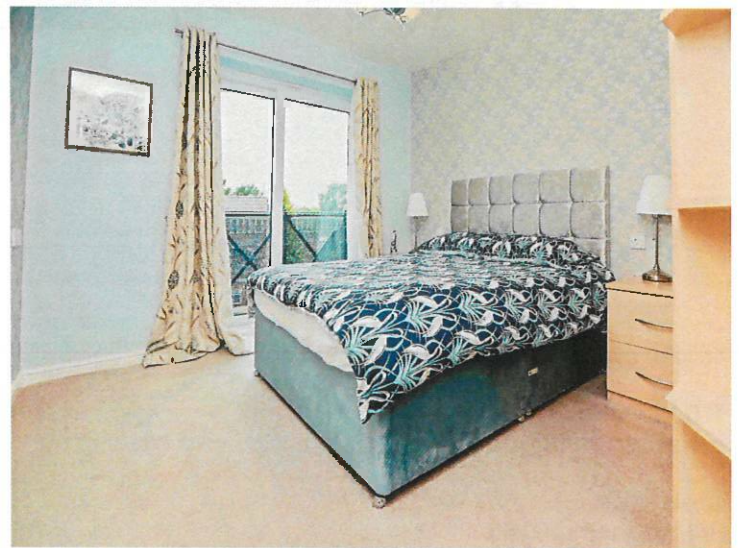
The property has well-kept communal grounds and allocated parking

## Tenure

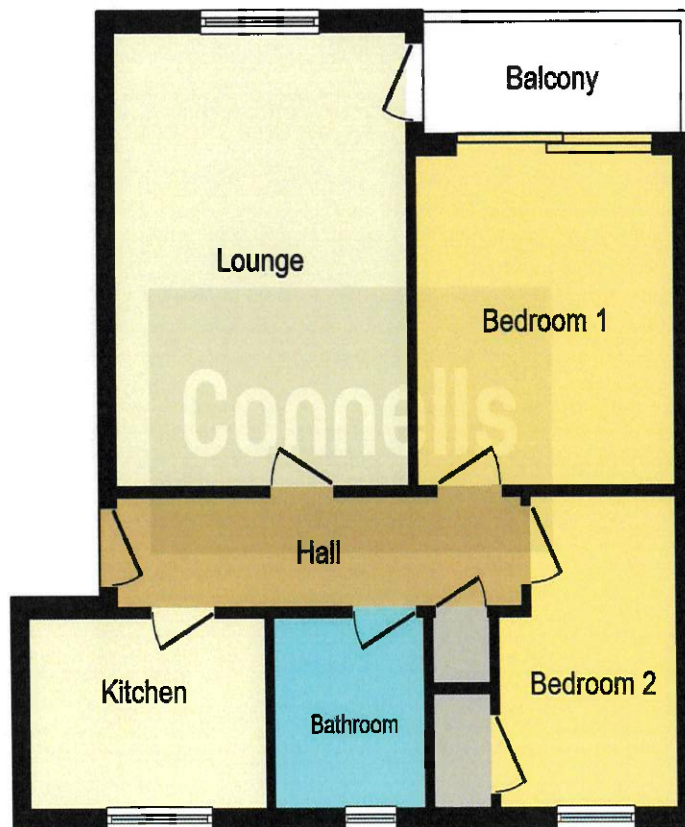
The property is leasehold with a 155 year lease from 1/5/04, ground rent and service charges are payable











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315214 - 0004

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/HSW315214](http://connells.co.uk/Property/HSW315214)

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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