

for sale

offers in the region of **£130,000**



## George Road Halesowen B63 4DF

A spacious two bedroom apartment in a popular central Halesowen location offered for sale with NO UPWARD CHAIN. Accessed via a pathway leading to the private front door with stairs to the first floor accommodation. Benefitting from a long lease, the property briefly comprises: hallway, two bedrooms, jack and jill bathroom, good sized open plan living space with Juliet balcony to the front and well-presented kitchen area and allocated parking space to the rear. Viewing is highly recommended.



# George Road Halesowen B63 4DF

## Approach

There is allocated parking to the rear of the property, pathway to the front leads to private front door with stairs rising to the first floor

## Landing

Double glazed window to rear elevation, central heating radiator, storage cupboard housing central heating boiler and doors leading to:

## Open-Plan Living Space

### Lounge/Dining Area

17' 4" x 11' 2" plus recess ( 5.28m x 3.40m plus recess )

Double glazed French doors to the front open to Juliet balcony, electric fire with surround, central heating radiator, spot lights to ceiling

## Kitchen Area

9' x 8' 8" ( 2.74m x 2.64m )

Fitted with a range of wall of base units with work surfaces over, sink and drainer, space for fridge freezer, plumbing for washing machine, tiled flooring, central heating radiator, integrated oven with gas hob and cooker hood over, double glazed window to rear elevation

## Bedroom One

13' 11" max x 12' 9" to rear of wardrobe ( 4.24m max x 3.89m to rear of wardrobe )

Double glazed window to front elevation, central heating radiator, spot lights to ceiling, sliding mirrored wardrobes

## Bedroom Two

9' x 7' 11" max ( 2.74m x 2.41m max )

Double glazed window to rear elevation, central heating radiator and mirrored wardrobe

## Jack And Jill Bathroom

Accessed from both the hallway and bedroom one, the bathroom comprises: panelled bath with shower over, low level w.c, wash hand basin, tiling to walls, central heating radiator and shaver point



## Parking

There is an allocated parking space to the rear of the property







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315703 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/HSW315703](http://connells.co.uk/Property/HSW315703)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. 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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