

for sale

£160,000



## Victoria Court Binswood Road HALESOWEN B62 9BQ

A well-presented two bedroom second floor apartment in a popular location with communal grounds, parking and spacious accommodation throughout. Briefly comprising: communal hallway with security entrance, private hallway, Kitchen, lounge/dining room with access to balcony, two good sized bedrooms, shower room, separate w.c. Viewing is highly recommended



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## Approach

The property has communal grounds with parking, pathway leading to communal security entrance with stairs to the upper floor.

## Entrance Hall

Wood effect flooring, electric heater, storage cupboard and doors leading to:

## Lounge/Dining Room

18' 1" x 14' 1" max ( 5.51m x 4.29m max )

Double glazed window to rear elevation, door to rear balcony, wood effect flooring and electric heater.

## Kitchen

13' 1" x 7' ( 3.99m x 2.13m )

Wall and base units with worktop over, sink and drainer, cooker hood with space and plumbing for appliances. Part tiling to walls.

## Bedroom One

11' 1" x 12' 2" ( 3.38m x 3.71m )

Double glazed window to front elevation, wood effect flooring and electric heater.

## Bedroom Two

15' 10" x 8' 3" ( 4.83m x 2.51m )

Double glazed window to front elevation, wood effect flooring and electric heater.

## Shower Room

Enclosed shower cubicle, vanity wash hand basin, heated towel rail, tiled floor and part tiling to walls.

## Separate W.C

Low level w.c, tiled floor and part tiling to walls.





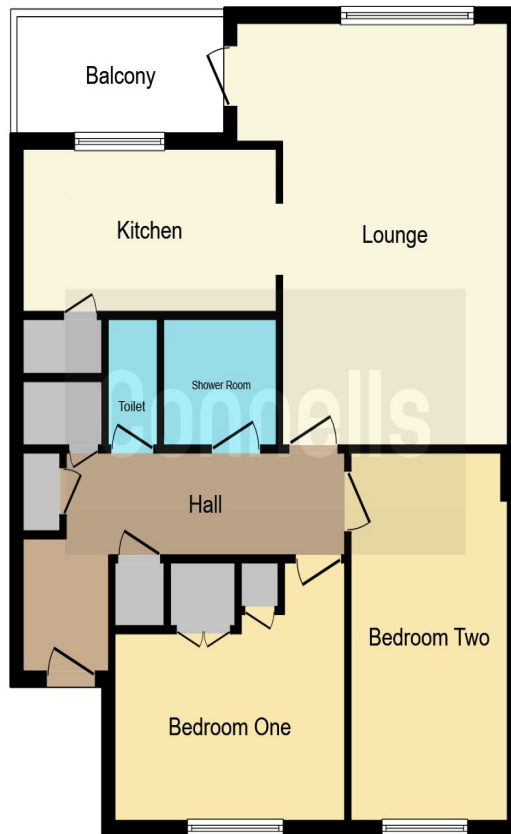
## Tenure

The property is leasehold with 125 years on the lease from 01/01/1995

## Communal Grounds

There are well-kept communal grounds to the front and rear of the property.





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)

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10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315656 - 0005

**Tenure:** Leasehold

**EPC Rating:** D

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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