

for sale

offers over **£135,000**



Carnegie Road ROWLEY REGIS B65 8BY

A stunning, two bedroom first floor apartment in a convenient and popular location offered for sale with NO UPWARD CHAIN. Comprising: communal entrance, hallway with storage, lounge/dining room, re-fitted kitchen, two good sized bedrooms, en-suite to master, bathroom, allocated parking and well-kept communal grounds. Viewing is highly recommended to appreciate this delightful home.

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Approach

The property is conveniently located for shops, schools and transport links. Well-kept communal grounds with allocated and visitor parking, pathway leads to secure communal entrance with stairs to the first floor accommodation and front door opens to hallway

Hallway

Security intercom, storage cupboard with water heater and doors leading to:

Lounge/Dining Room

15' 11" x 9' 11" max (4.85m x 3.02m max)

Double glazed French doors to front elevation with Juliette balcony, wood effect flooring, space for table and chairs, electric heater, archway to kitchen

Re-Fitted Kitchen

9' 3" x 7' 9" (2.82m x 2.36m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated double oven, induction hob with cooker hood over, integrated washing machine, space for fridge freezer, wine rack, part tiling to walls, double glazed window to front elevation

Bedroom One

10' plus wardrobes x 9' plus recess (3.05m plus wardrobes x 2.74m plus recess)

Double glazed French doors to rear elevation with Juliette balcony, electric heater, fitted wardrobes, door to en-suite

En-Suite

Comprising: shower cubicle, low level w.c, wash hand basin, heated towel rail, part tiling to walls, double glazed obscured window to side elevation

Bedroom Two

16' 4" x 10' 4" max (4.98m x 3.15m max)

Double glazed window to rear elevation, electric heater

Bathroom

Comprising: bath with mixer shower over, heated towel rail, low level w.c, wash hand basin, part tiling to walls, double glazed obscured windows to front elevation



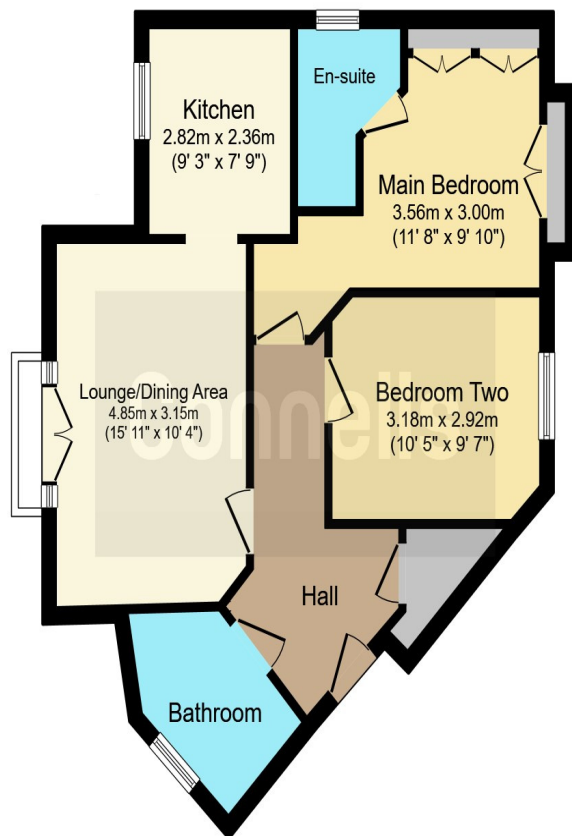
Communal Grounds

There are well-kept communal grounds with allocated parking and visitor parking

Tenure

The property is leasehold, service charges and ground rent 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

To view this property please contact Connells on

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10 Hagley Road
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Property Ref: HSW315747 - 0002

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/HSW315747

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Jan 2005. 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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