

for sale

offers in the region of **£125,000**



Caslon Flats Tree Acre Grove Halesowen B63 2EZ

A well presented two bedroom ground floor apartment in a popular location with communal grounds, parking and spacious accommodation throughout. Briefly comprising: communal hallway with security entrance, private hallway, lounge, kitchen, two good sized bedrooms, shower room, communal grounds and parking. Viewing is highly recommended.

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Approach

The property has communal grounds with parking, steps leading to communal security entrance with door to private hallway. Private storage shed to the rear.

Entrance Hall

Storage cupboard, central heating radiator and doors leading to:

Lounge

15' 2" x 11' 5" max (4.62m x 3.48m max)

Fireplace, central heating radiator, double glazed window to front elevation, double glazed window to side elevation

Kitchen

10' 11" x 9' 10" max (3.33m x 3.00m max)

Fitted with a range of wall and base units with work surfaces over, sink with drainage area, induction hob with extractor over, integrated oven, space and plumbing for appliances, tiled floor, part tiling to walls, glass splashback behind hob, built in fridge. Double glazed window to rear elevation, double glazed obscured door to side elevation leading to rear access and lockable storage cupboard.

Bedroom One

12' 2" max x 10' 11" (3.71m max x 3.33m)

Central heating radiator, double glazed window to front elevation, double glazed window to side elevation.

Bedroom Two

10' 11" x 10' 11" (3.33m x 3.33m)

Central heating radiator, double glazed window to rear elevation, double glazed window to side elevation.



Shower Room

Tiled floor, large shower cubicle, low level W.C, vanity wash hand basin, part tiling to walls, central heating radiator, double glazed obscured window to side elevation.

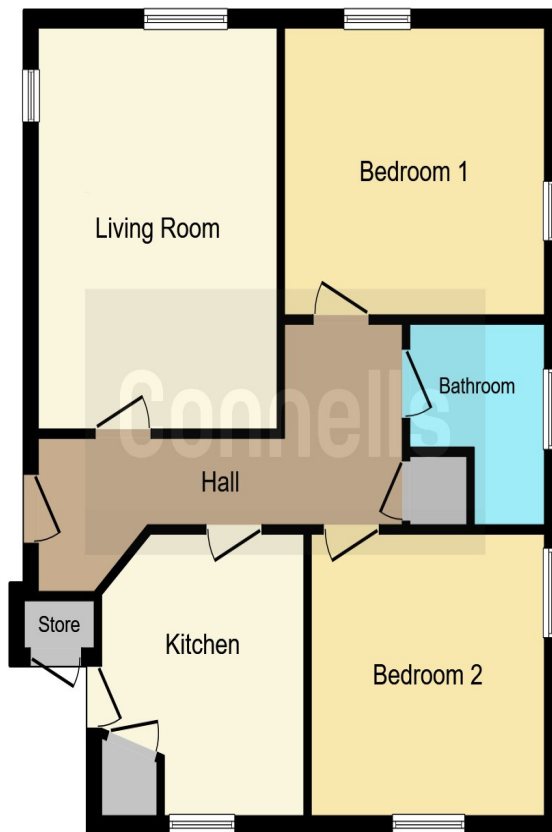
Tenure

The property is leasehold with 125 year lease from 2013.

Communal Grounds

There are well-kept communal grounds with parking and private storage shed.





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
 HALESOWEN B63 4RG

Property Ref: HSW315884 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 105.00

Ground Rent: 5.00

view this property online connells.co.uk/Property/HSW315884

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Mar 2013. 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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