

for sale

offers in the region of **£110,000**



Aqua Court Cardale Street ROWLEY REGIS B65 0LW

Located only a short distance from Blackheath town centre and being close to Rowley Regis station as well as motorway links, this lovely second floor apartment would make a perfect first home or investment. Accommodation comprises: communal security entrance, private entrance hall, open plan living room/kitchen, master bedroom, family bathroom and allocated parking space to the rear. Viewing highly recommended

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Approach

Via pathway which provides access into a secure communal hallway, stairs rising to the second floor landing with door opening into a private entrance hall.

Entrance Hall

Wood effect flooring, loft access, central heating radiator, storage cupboard, doors leading to:

Open Plan Kitchen/Lounge

19' 8" max x 14' 9" (5.99m max x 4.50m)

An open plan kitchen/lounge. The kitchen is fitted with a range of wall and base units with work surfaces over, induction hob, integrated oven with cooker hood over, chrome splashback, sink and drainer, space and plumbing for appliances, spotlights to ceiling, two central heating radiators, double glazed window to rear elevation.

Bedroom One

11' 7" x 11' 1" max (3.53m x 3.38m max)

Wood effect flooring, central heating radiator, double glazed window to rear elevation.

Agents Notes - There is reduced head height in areas due to eaves.

Family Bathroom

Wood effect flooring, low level W.C, pedestal wash hand basin, bath with shower over, extractor, part tiling to walls, spotlights to ceiling.

Communal Areas

There are well-kept communal grounds with gated access to the parking at the rear with allocated and visitor parking and bin stores



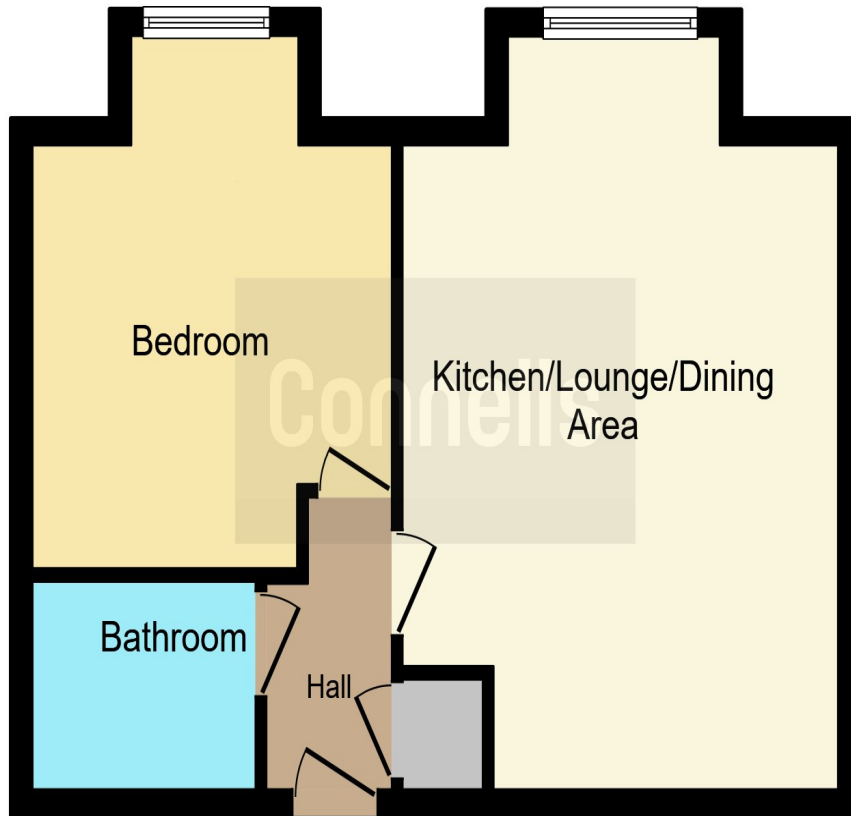
Tenure

The property is Leasehold

Listers Remarks

A new boiler has been fitted in 2025 and is only 6 months old.





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: HSW315975 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2150.40

Ground Rent: 125.00

view this property online connells.co.uk/Property/HSW315975

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2009. 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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