



Connells

Larch House High Street
Kingswinford

Larch House High Street Kingswinford DY6 8BF

for sale offers in the region of
£85,000



Property Description

ATTENTION LANDLORDS! Don't miss this fantastic opportunity to purchase this fantastic two bedroom ground floor flat with tenants in situ. With a fantastic yield of 7.78% this is a property you don't want to miss. Located close to Kingswinford town centre, with fantastic transport links and an allocated parking space.

Current Rent per month from tenants £800pm
Lease Remaining 117 Years
Service Charge £1600 PA
Ground Rent £350 PA

Communal Entrance

Security entrance into the building leads to the front door.

Entrance Hall

Entrance door to the front and doors to;

Lounge Area

11' 9" x 10' 5" (3.58m x 3.17m)
Two double glazed windows to the rear elevation and electric radiator.

Kitchen Area

13' 6" x 6' 8" (4.11m x 2.03m)
A range of wall and base units with worktops and inset sink/drain, glass splashback, electric oven and hob with cooker hood, wood effect flooring.

Bedroom One

11' 5" x 9' 2" (3.48m x 2.79m)
Two double glazed windows to the rear elevation and electric radiator.

Bedroom Two

11' 6" x 6' 7" (3.51m x 2.01m)
Two double glazed windows to the rear elevation and electric radiator.

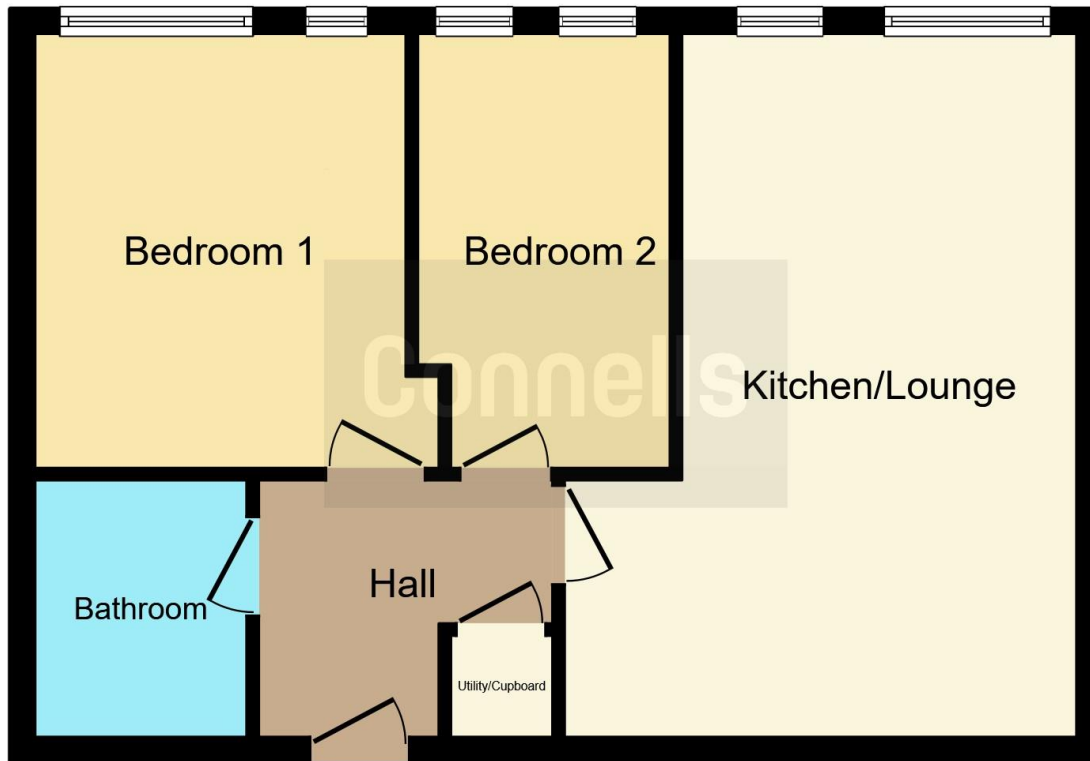
Bathroom

Part tiled with suite comprising; bath with shower attachment, wash hand basin, wc, extractor fan, heated radiator, spotlights to ceiling and wood effect flooring.

Communal Parking

There is communal parking to 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

To view this property please contact Connells on

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11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1400.00

Ground Rent:
 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR312490

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jan 2025. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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