



Connells

Field Sidings Way
Himley View Kingswinford

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for sale
£157,950



Property Description

AN IMPRESSIVE TOP FLOOR APARTMENT SITUATED ON THE POPULAR 'HIMLEY VIEW' IN KINGSWINFORD. WITH RUSSELL'S HALL HOSPITAL & LOCAL AMENITIES NEARBY. WELL PRESENTED THROUGHOUT. . ALLOCATED OFF ROAD PARKING & AVAILABLE WITH NO UPWARD CHAIN DELAY

Outside

Allocated and visitor parking spaces with car charging port. Pathway leading to entrance to front and rear of apartments. Security intercom system gives access to;

Commual Hallway

Accessed via front and rear of apartments security entrance and stairs giving access to;

Hallway

Radiator and doors to;

Lounge

11' 7" x 11' 4" max (3.53m x 3.45m max)

Dining Area

10' 1" x 7' 8" (3.07m x 2.34m)

Radiator, doorway to kitchen.

Kitchen

10' x 6' 10" (3.05m x 2.08m)

Double glazed window to the front elevation, fitted kitchen with a range of wall and base units, single bowl sink/drain, worksurfaces with splashback tiling, electric oven, gas hob and cooker hood, integrated fridge freezer, plumbing for washing machine and dishwasher, spotlights to ceiling and tiled floor. Dining area with radiator, carpeted and ceiling light point.

Bedroom One

11' 9" max extending to 9' 6" x 9' 7" max (3.58m max extending to 2.90m x 2.92m max)

Double glazed french doors to the rear elevation with juliette balcony, fitted wardrobes, radiator and tv point.

Bedroom Two

13' 7" x 8' 3" (4.14m x 2.51m)

Double glazed window to the front elevation, fitted wardrobes and radiator.

Bathroom

Part tiled with suite comprising; bath with shower over, extractor fan, wash hand basin, wc, heated towel rail, tiled floor and spotlights to ceiling.

Lease Details;

Approx 118 years remaining on lease.
Ground rent £125

Please call for more details on service charge.





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: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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