



**Connells**

Birchfield Lane  
Oldbury



## Property Description

**\*\*CASH BUYERS ONLY FOR THIS TWO BEDROOM GROUND FLOOR MAISONETTE\*\* SITUATED IN A SOUGHT AFTER LOCATION THIS IS PRIME INVESTMENT REAL ESTATE\*\***

Internally this property comprises of: two bedroom, shower room, kitchen & lounge.

Externally the property benefits from communal gardens offering that additional outside space.

CALL THE SALES TEAM TODAY ON 0121-552-671

## Entrance Hall

Having door to front and two cupboards.

## Lounge

14' 7" x 10' 11" ( 4.45m x 3.33m )

Having door to front and wall mounted radiator.

## Kitchen

9' 7" x 8' 11" ( 2.92m x 2.72m )

Having wall and base units, window to rear, sink integrated into work surface with cooker point, plumbing for washing machine, door leading to communal garden and GCH boiler.

## Bedroom One

12' 3" x 8' 11" ( 3.73m x 2.72m )

Having double glazed window to front, fitted wardrobes and wall mounted radiator.

## Bedroom Two

9' x 8' 11" ( 2.74m x 2.72m )

Having double glazed window to rear, wall mounted radiator and cupboard space.

## Shower Room

Walk in shower with glass screen, wash hand basin, low level WC, heated towel rail and frosted double glazed window to rear.

## Rear Communal Garden

Slabbed patio area with further lawned area, side access and rear access.

## Agent Notes

Remaining Lease: 99 years from 1972= 47 years

Ground Rent= £30 per annum approx

Service Charge- N/A

Figures will need to be checked and clarified with your solicitor at the point of sale.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 552 2671**  
**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

70-76 Birmingham Street  
OLDBURY B69 4EB

**EPC Rating: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OLD311136](https://www.connells.co.uk/Property/OLD311136)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 09 Mar 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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