



Connells

Brandhall Court Wolverhampton Road
OLDBURY



Property Description

****BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT SET IN A DEVELOPMENT CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS****

Internally the property comprises of: Two bedrooms, bathroom, lounge & kitchen.

Externally the property has communal ground a garage and parking facilities.

THIS IS PRIME REAL ESTATE FOR ANY FTB OR INVESTOR LOOKING TO DEVELOPMENT OR EXPAND THEIR PORTFOLIO. This property should be viewed to appreciate all accommodation on offer!! CALL TODAY ON 0121-552-2671

Entrance Hall

Having double glazed window to front and wall mounted electric heater.

Lounge

17' 5" x 13' 4" (5.31m x 4.06m)

Having double glazed window to rear, double glazed door leading on to the communal garden area, wall mounted electric heater and TV point.

Kitchen

9' 5" max x 9' 5" max (2.87m max x 2.87m max)

Having wall and base units, sink/drainer

integrated into work Surface, electric oven and hob with cookerhood over, plumbing for washing machine and double glazed window to front.

Bedroom One

13' 5" x 13' 4" max (4.09m x 4.06m max)

Having double glazed window to rear and wall mounted electric heater.

Bedroom Two

11' 5" x 7' 6" (3.48m x 2.29m)

Having double glazed window to side and wall mounted electric heater.

Communal Ground

Communal garden surround the property which is situated on the ground floor.

Garage

Having up and over door and situated in a separate block to the apartment.

Agent Notes

Vendor has advised the following details:

Lease remaining 995

Service Charge per annum £1799.88

Ground Rent - £0 peppercorn.









Total floor area 62.0 m² (667 sq.ft.) approx

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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70-76 Birmingham Street
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EPC Rating: E

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD311265

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2016. 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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