



**Connells**

Flash Road  
Oldbury



## Property Description

**\*\*GREAT INVESTMENT OR FIRST TIME PURCHASE THIS PROPERTY SHOULD BE VIEWED TO APPRECIATE ALL ACCOMMODATION ON OFFER\*\***

Internally the property comprises of: lounge, kitchen, two bedrooms and bathroom. Externally the vendor has advised there is an allocated parking space.

This property also benefits from a LONG lease. Call TODAY to arrange a viewing on 0121-552-2671.

## Entrance Hall

Having door to front, intercom system, wall mounted radiator and storage cupboard.

## Lounge

15' 6" x 9' 8" ( 4.72m x 2.95m )

Having window to front and Juliet balcony and wall mounted radiator.

## Kitchen

9' 3" x 6' 1" ( 2.82m x 1.85m )

Having double glazed window, wall and base units, electric oven and gas hob with plumbing for washing machine, gas boiler and radiator.

## Bedroom One

11' 8" x 8' 8" ( 3.56m x 2.64m )

Having double glazed window and wall mounted radiator.

## Bedroom Two

9' 11" x 6' 8" ( 3.02m x 2.03m )

Having double glazed window and wall mounted radiator.

## Bathroom

Having bath with shower over, wash hand basin, low level WC and radiator.

## Outside

Vendor has advised there is a allocated parking space.

## Agents Notes

Vendor has advised on the following charges:

Over 100 years remaining on the lease.

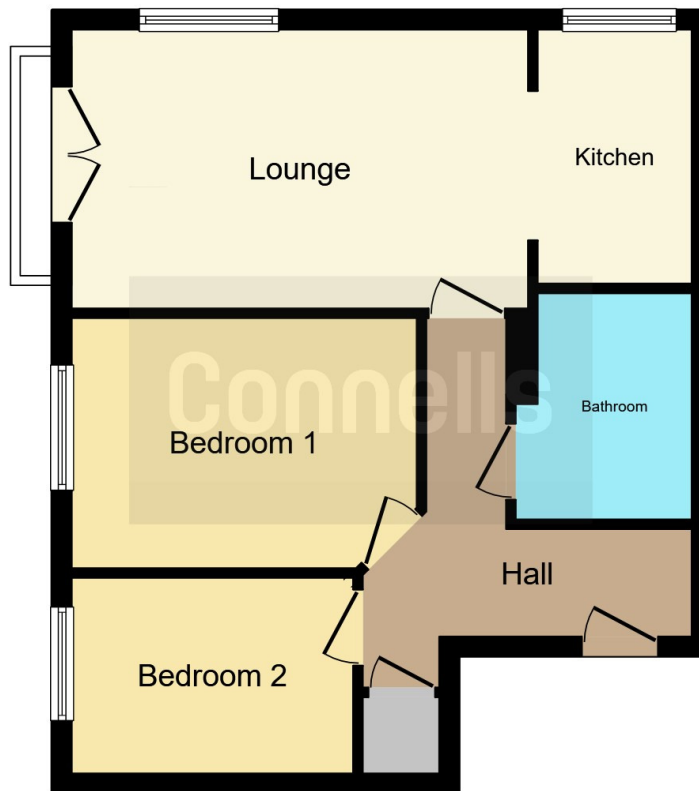
Approx £1400 per annum service charge (building insurance included)

£125 per annum ground rent.









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: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OLD311584](http://connells.co.uk/Property/OLD311584)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. 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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