



Connells

Warwick Close  
Oldbury



## Property Description

**\*\*SITUATED IN A QUIET CUL-DE-SAC LOCATION THIS FIRST FLOOR MAISONETTE IS IDEAL FOR ANY INVESTOR LOOKING TO BEGIN OR EXTEND THEIR PORTFOLIO\*\***

Internally the property benefits from a lounge, kitchen, two bedrooms and a shower room.

Externally the property benefits from a communal washing area and on street parking.

This residence has also been sold with NO UPWARDS CHAIN and must be viewed to appreciate all accommodation on offer. CALL TODAY to speak to one of our sales team on 0121-552-2671.

## Lounge

Having warm air heating and electric fire.

## Kitchen

Having wall and base units, cooker hood with electric oven and hob. Sink/drainer integrated into work surface, with plumbing for washing machine and a tiled floor.

## Bedroom One

Having double glazed window and warm air heating.

## Bedroom Two

Double glazed window.

## Shower Room

Having shower cubicle with shower, wash hand basin, low level WC and ex. fan.

## Communal Area

The property benefits from communal grounds which has a communal washing area.

## Agents Notes

Ground rent & service charge payable to sandwell council.

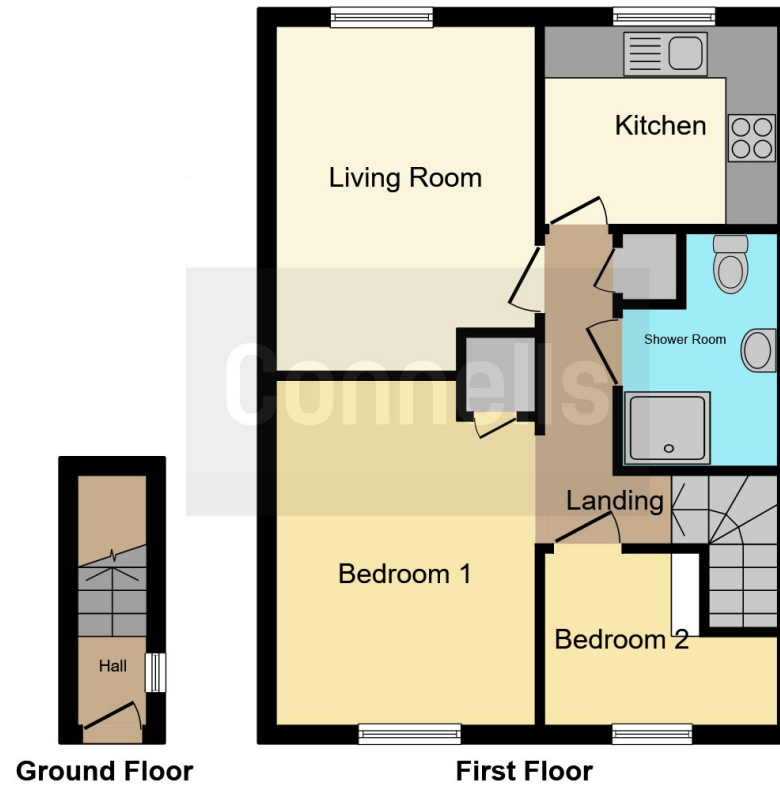
ground rent approx £220.00 per annum  
Service Charge approx £227.34 per annum

All figures are subject to change and must be clarified by your solicitor at point of sale.









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](http://www.focalagent.com)

To view this property please contact Connells on

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

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OLD311642](http://connells.co.uk/Property/OLD311642)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2002. 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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