



**Connells**

Broadway Court Pottery Road  
Oldbury



### Property Description

\*SPACIOUS FIRST FLOOR ONE BEDROOM APARTMENT IN A GOOD LOCATION OFF POTTERY ROAD!\*\*

PERFECT FOR FIRST TIME BUYERS AND INVESTORS!.

Set in a popular, well desired location just off Pottery Road. Close to local transport links, shops, schools and amenities.

The property internally comprises of a spacious open plan lounge,diner and kitchen. With two double glazed patio doors this space welcomes the light perfectly and has the 'ready to move in feel'.

The bedroom is a good size and has two built in wardrobes. The property also comprises of a bathroom.

There is an allocated parking space to the back of the building.

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### Hallway

Door to the front and doors leading to various rooms:

### Kitchen/Diner/Lounge

19' 8" x 14' 1" ( 5.99m x 4.29m )

Two double glazed windows with room for a dining table creating space to have evening meals as a family.

Kitchen has an array of wall and base units, sink/drainer, oven/hob with cooker hood over, integrated fridge/freezer.

### Bedroom One

12' 4" x 9' 9" ( 3.76m x 2.97m )

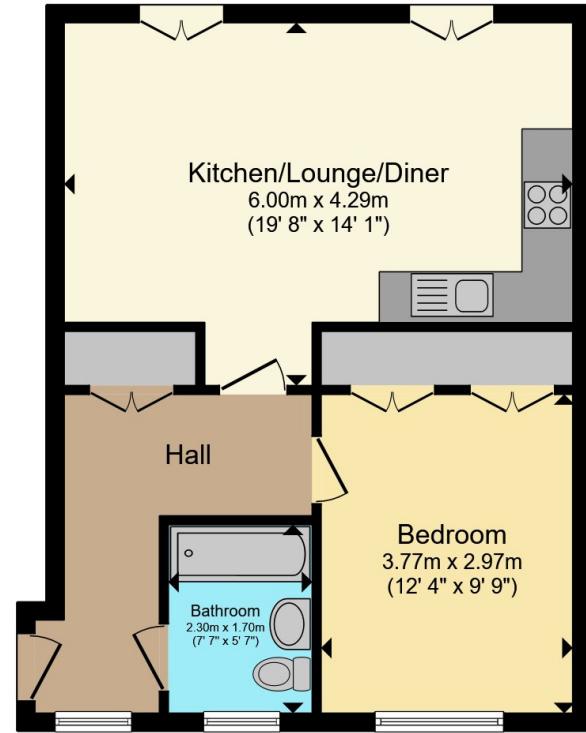
Double glazed window and full width wardrobes with double doors.

### Bathroom

Fully fitted bathroom comprising of: bath with shower over, wash hand basin and low level WC.







Total floor area 49.3 m<sup>2</sup> (531 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.propertybox.io](http://www.propertybox.io)

Connells



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: D  
 Council Tax  
 Band: B

Service Charge:  
 2300.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OLD312601](http://connells.co.uk/Property/OLD312601)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2007. Should you require 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.

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