



**Connells**

Harrington Croft  
West Bromwich

# Harrington Croft West Bromwich B71 3RJ

for sale offers in the region of  
**£120,000**



## Property Description

This apartment is tucked away in a peaceful setting on a residential estate that is located just off the Pennyhill Lane area. The apartment is conveniently located for access to Sandwell and General, as well as major commute links such as J1 of the M5 as well as the Newton Road giving you access to Great Barr, as well as Birmingham City Centre.

The kitchen comes with most of the white good built in and there are approximately 105 years remaining on the lease. The block is managed by SDL Management and service charge is payable. The ground floor apartment briefly comprises of an entrance hall with intercom system, lounge/diner with a Juliet balcony, traditional style fitted kitchen with integral appliances, two double bedrooms with fitted wardrobes and another Juliet balcony to the master, family bathroom, central heating and one allocated parking space.

## Entrance Hall

Door into the property via a communal hallway, doors to bathroom, bedroom one, bedroom two and lounge/diner.

## Lounge/Diner

15' 3" x 11' 3" ( 4.65m x 3.43m )

Having double glazed window to the front, central heated radiator, TV and telephone points and entrance to kitchen.

## Kitchen

12' x 6' 1" ( 3.66m x 1.85m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, integrated gas oven and hob with cooker hood over, integrated fridge freezer and a wall mounted boiler.

## Bedroom One

13' 10" x 10' ( 4.22m x 3.05m )

Having a double glazed window to the front, central heated radiator and a fitted wardrobe.

## Bedroom Two

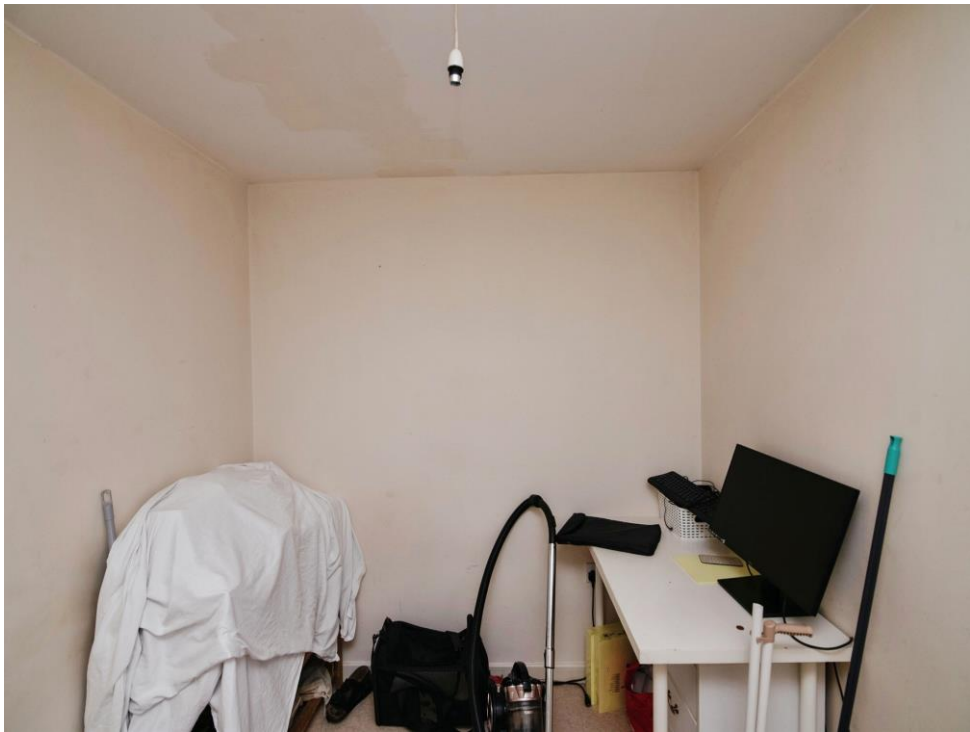
9' 10" x 7' 4" ( 3.00m x 2.24m )

Having a double glazed window to the front and a central heated radiator.

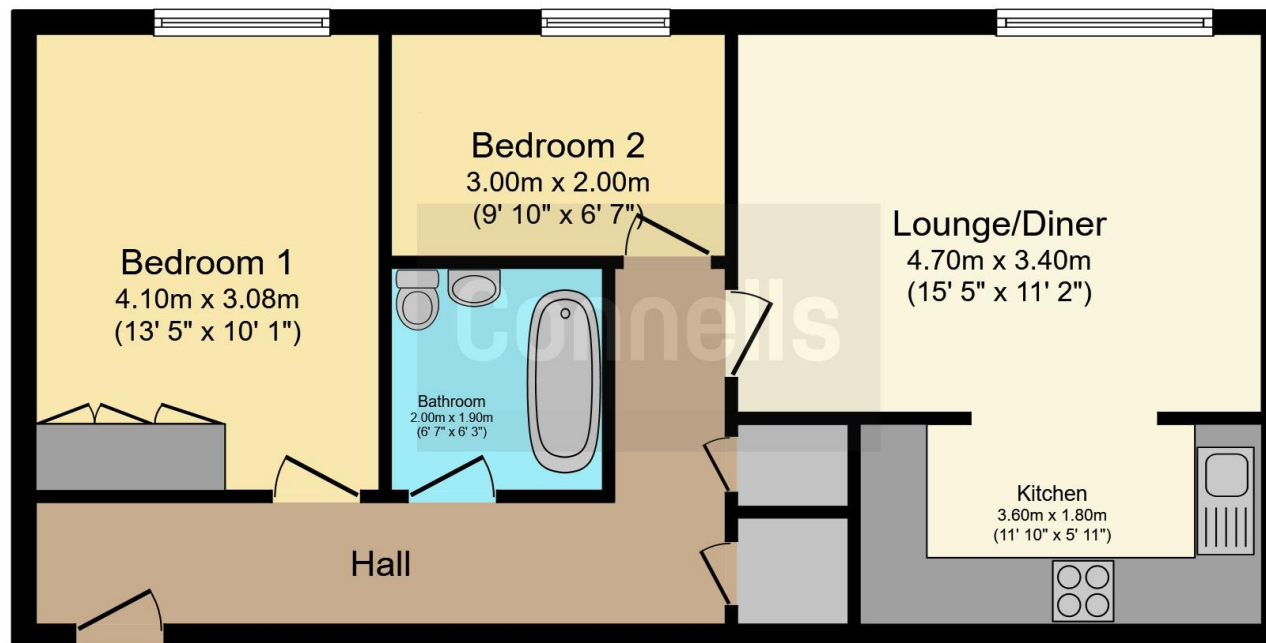
## Bathroom

Fitted panel bath with shower over, part tiled wash hand basin, central heated radiator, low level WC.









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)

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**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
WEST BROMWICH B70 8NS

EPC Rating: C Council Tax  
Band: B

Service Charge:  
1252.44

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WBW310412](http://connells.co.uk/Property/WBW310412)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2003. 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.

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Property Ref: WBW310412 - 0002