



Connells

Harrington Croft
West Bromwich



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 upperfloor 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.

Approach

The property is approached via drop curb allowing access for off road parking with its own space included. Entrance door to the main communal area.

Communal Areas

With stairs rising to the upper floor and a secure fob access doorway.

Hallway

With front entrance door, storage and doors leading to the bedrooms, lounge and family bathroom.

Lounge

15' 5" x 13' 9" (4.70m x 4.19m)

The lounge offers a light and spacious living area with french doors to the front, tel and tv points, gas central heated radiator and entrance to the kitchen.

Kitchen

11' 10" x 5' 7" (3.61m x 1.70m)

The kitchen comprises of a arrange of wall and base units with inset SS sink drainer with work surfaces over, integrated electric double over, gas hob with cooker hood over and plumbing points.

Bedroom One

16' 1" x 9' 10" (4.90m x 3.00m)

With french doors opening to a Juliet balcony, fitted wardrobes, gas central heated radiator and carpet flooring.

Bedroom Two

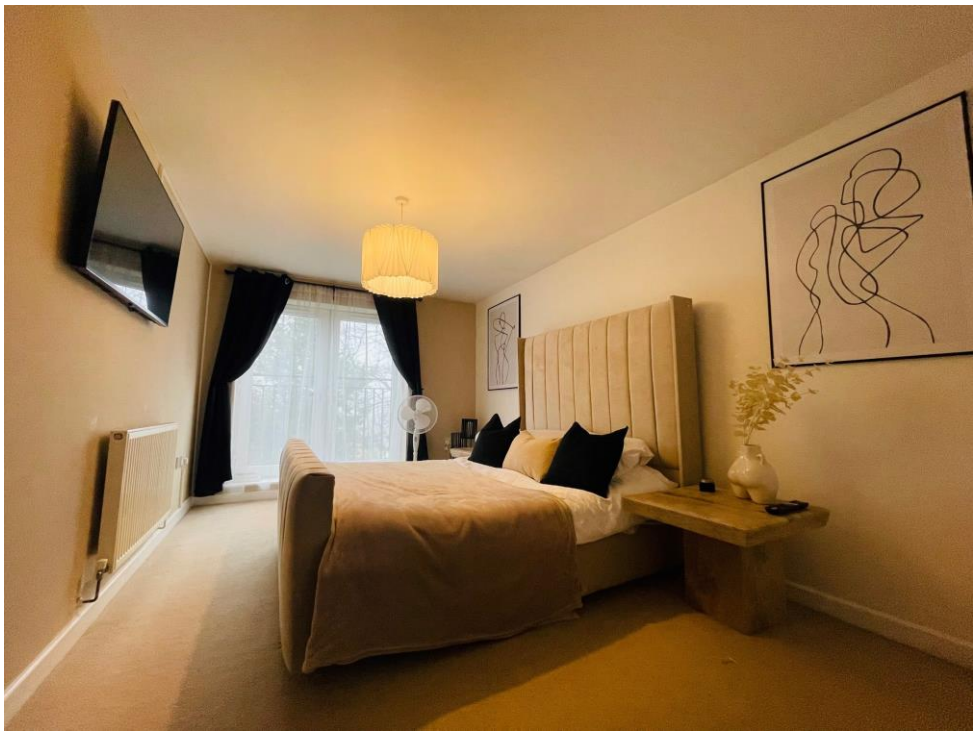
10' 6" x 9' 10" (3.20m x 3.00m)

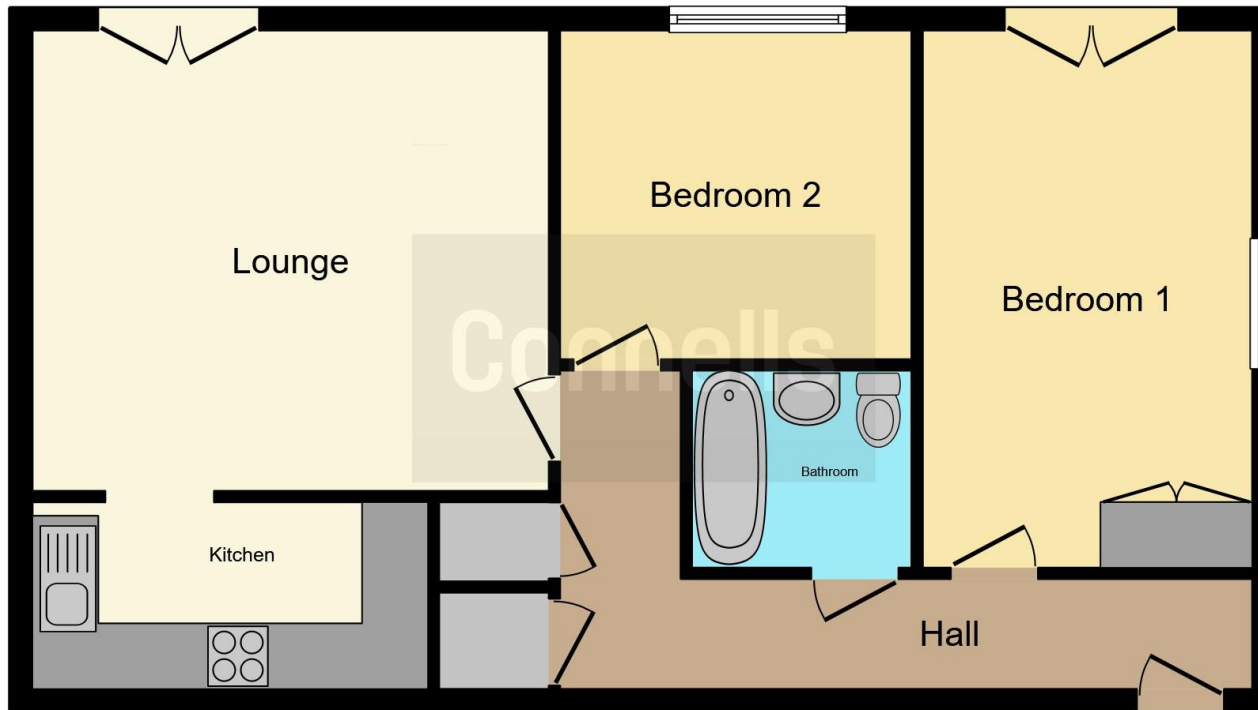
Double glazed window to the front, gas central heated radiator and carpet flooring.

Bathroom

A modern fitted suite to comprise of bath with mixer taps and shower fitting over, low level w.c, wash hand basin, gas central heated radiator and with a tiled finish.







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

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EPC Rating: B

Tenure: Leasehold

view this property online [connells.co.uk/Property/WBW309581](https://www.connells.co.uk/Property/WBW309581)

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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