



Hallam Court Hallam Street, West Bromwich B71 4HT

welcome to

Hallam Court Hallam Street, West Bromwich

- SECOND FLOOR FLAT
- TWO BEDROOMS
- LOUNGE
- KITCHEN
- GARAGE IN SEPARATE BLOCK

Tenure: Leasehold EPC Rating: E

offers in excess of

£95,000

Entrance Hall

Storage cupboard, tiled flooring, ceiling light point, electric storage heater and doors to:-

Lounge

17' 5" x 12' 1" (5.31m x 3.68m)
Double glazed window to front, two ceiling light points, electric storage heater and door to kitchen.

Kitchen

9' x 6' 11" (2.74m x 2.11m)
Double glazed window to front, fitted kitchen with wall and base unit with work surfaces over, stainless steel sink and drainer with one and a half bowls, tiling to walls, electric oven, electric hob, plumbing for washing machine and two store cupboards.

Bedroom One

13' 11" x 8' 11" (4.24m x 2.72m)
Double glazed window to rear, fitted wardrobes and ceiling light point.

Bedroom Two

10' 3" x 7' 10" (3.12m x 2.39m)
Double glazed window to rear and ceiling light point.

Bathroom

Double glazed window to side, bath with electric shower over, wash hand basin, low level WC, full tiling to walls, extractor fan and heated towel radiator.

Garage

In a separate block with up and over door.

Agent Note

The tenure of the property is Leasehold. When purchasing the buyer will become a freeholder with the other owners in the block. This provides benefits with the management of the block including lease extensions, repairs and general upkeep. Further information can be provided upon request.



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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:

GRB108035 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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