



**Brookfield House, Hackmans Gate Lane, Belbroughton,
Stourbridge, DY9 0DL**

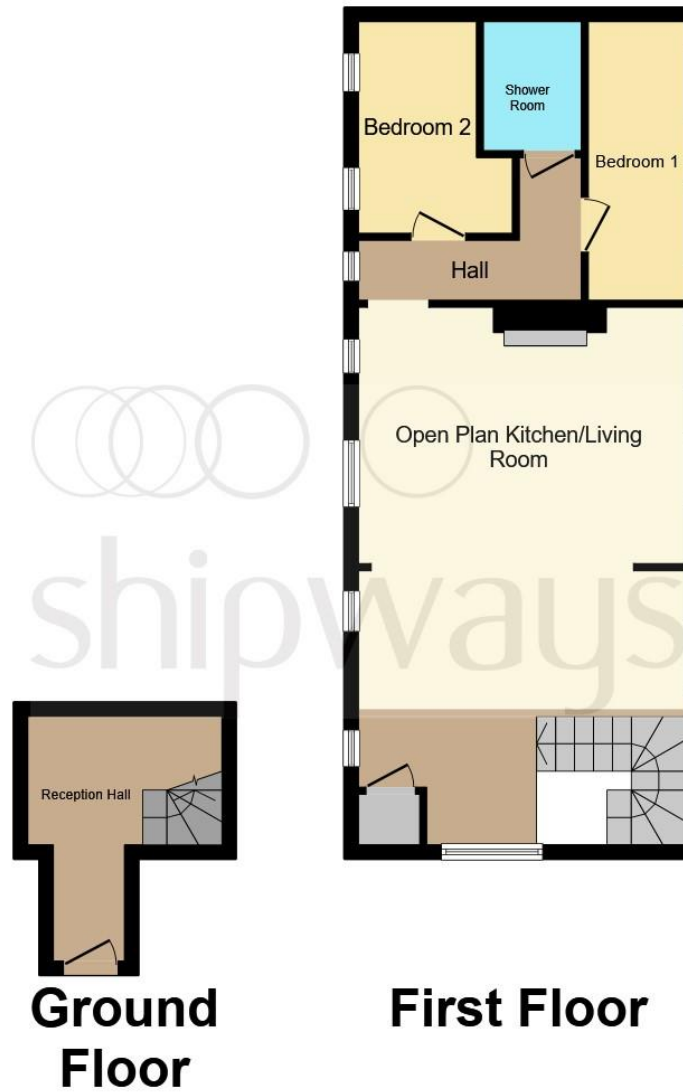


welcome to

Brookfield House, Hackmans Gate Lane, Belbroughton, Stourbridge

Character property *** Sought-after location of Bebroughton *** Open-plan living *** Communal grounds *** Communal swimming pool *** 2 spacious bedrooms *** High- specification throughout *** NO ONWARD CHAIN!





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

Agent Note

The Council Tax Band is D. The length of the lease is 999 years from 25th March 1984. We are informed by the vendor the annual ground rent is £5.00 and the annual service charge is £5000.00.

Entrance Hall

with front composite door, window to side, stairs leading to first floor, light fittings and radiator.

Kitchen Area

Living Area/ Kitchen

19' 8" x 30' 2" (5.99m x 9.19m)

The kitchen features a range of units with granite work top. With gas hob with extractor over and electric oven beneath. There is an integrated dishwasher and fridge/freezer. There are also Living area features an electric fire with double aspect windows.

Hallway

With doors to various rooms, loft access, light fittings and radiator.

Bedroom 1

Fitted wardrobe, two windows to the front and light fitting.

Bedroom 2

6' 10" x 14' (2.08m x 4.27m)

Fitted wardrobes, two windows to the rear and light fitting.

Shower Room

With shower, sink, toilet, towel rail and automatic light fitting.

Garage

Single garage in separate block.

Externally

the property benefits from communal parking, visitor parking, communal grounds and communal swimming pool.



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Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAG105272 - 0002

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01562 886633



Hagley@shipways.co.uk



123 Worcester Road, Hagley, HAGLEY, West
Midlands, DY9 0NG



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