



**The Woodlands, OLDBURY B68 9BA**

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## **The Woodlands, OLDBURY**

\*\*\*\* BRAND NEW APARTMENT \*\*\* TWO DOUBLE BEDROOMS \*\*\* OPEN PLAN KITCHEN/LIVING ROOM \*\*\* SECURE INTERCOM SYSTEM \*\*\* ELECTRIC VEHICLE CHARGING POINT \*\*\* WALKING DISTANCE TO SHOPS \*\*\* CLOSE TO WARLEY WOODS \*\*\*\*

### **Agent Note**

This property is council tax band C.  
Brand new apartment, beautiful condition.

### **Entrance Porch**

Shared communal lobby.



### **Entrance Hallway**

Intercom system, boiler cupboard, built in storage.

### **Lounge/Kitchen**

19' x 17' ( 5.79m x 5.18m )  
Open plan - Irregular shape room. Double glazed sliding doors to Juliet balcony, 2 double glazed windows, 2 electric radiators, range of wall and base units with worktops over, stainless steel sink & drainer, extractor hood, induction hob, integrated oven, fridge freezer, dishwasher.

### **Bedroom 1**

15' x 10' ( 4.57m x 3.05m )  
Double glazed window to front, electric radiator.



### **Bedroom 2**

11' x 9' ( 3.35m x 2.74m )  
Double glazed window to front, electric radiator.

### **Bathroom**

Heated towel rail, low level flush w/c, wash hand basin with mixer tap, bath with shower over, tiled to splash-prone areas.

### **Parking**

One allocated parking space with EV charger.



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## The Woodlands, OLDBURY

- Brand new apartment.
- Two double bedrooms.
- Open plan kitchen/living room.
- Secure intercom system.
- EV charging point.

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1700.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£190,000**



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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Property Ref:  
HBN112043 - 0004

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