



**The Woodlands, OLDBURY B68 9BA**

**welcome to**

## **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.





***view this property online*** [shipways.co.uk/Property/HBN112043](https://shipways.co.uk/Property/HBN112043)



welcome to

## The Woodlands, OLDBURY

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

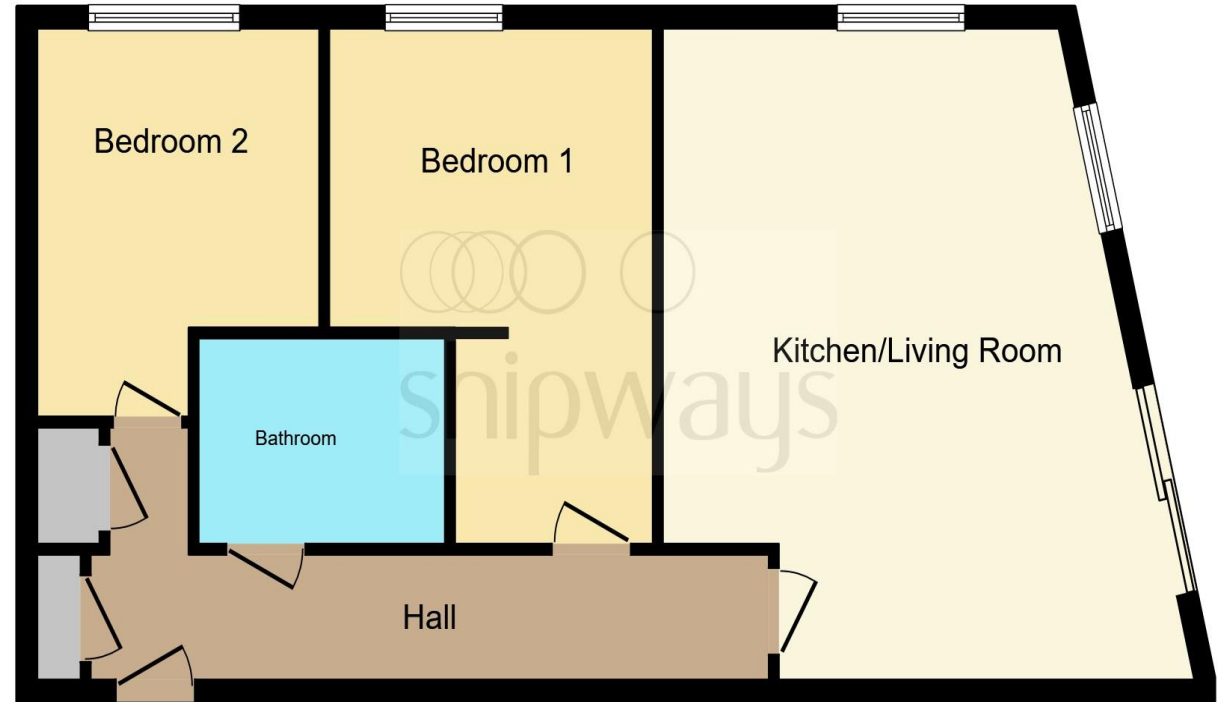
Tenure: Leasehold EPC Rating: B

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)

**view this property online** [shipways.co.uk/Property/HBN112043](http://shipways.co.uk/Property/HBN112043)



Property Ref:  
HBN112043 - 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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



**[shipways.co.uk](http://shipways.co.uk)**