



Taylors

HALESOWEN, Golden Orchard

Offers In Region Of £154,950

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- Top floor apartment
- Extra developer features
- Spacious through living room
- Juliet style balcony
- Lovely kitchen with fridge freezer, washer , oven and hob
- Attractive bathroom
- Allocated parking
- No upward chain
- Long lease remaining -138 yrs
- Entrance telephone



An OUTSTANDING SECOND FLOOR / TOP FLOOR APPARTMENT. Offered for sale with NO UPWARD CHAIN. In convenient location and set in communal gardens with allocated parking space. Having PVC double glazing and electric heating. Ground floor communal entrance with entrance telecom. Hall, Spacious Through Living Room with juliet style balcony, LOVELY FITTED KITCHEN WITH INTEGRAL APPLIANCES. Two Bedrooms, Attractive Bathroom with shower. Mains electricity, water and drainage connected. Tenure Leasehold 155 yrs from 1/1/2009 [138 yrs remaining]. Present ground rent £350 pa approx [revised every 10 years]. Service charge 2024/2025 £1678 [revised annually , awaiting 25/26]. Council tax band A. EPC C. Broadband/Mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction -standard. Long term flood risk - surface water low, rivers very low.

Communal Ground Floor Entrance With entrance telecom and stairs to the second floor Hall With electric heater, access to loft, tiled floor. Airing Cupboard off

Super Through Living Room - 6.4m x 2.9m (21'0" x 9'6"plus recess) Having rear double glazed window and front double glazed Juliet style balcony with glass bannister, tiled floor and electric heater

Excellent Fitted Kitchen - 3m x 2.01m (9'10" x 6'7") Having a most attractive range of units and with integral fridge/freezer, oven, hob and cooker hood, washer, floor cupboards and wall cupboards with underlighting.

Bedroom One - 3.15m x 2.59m (10'4" x 8'6"plus wardrobes) Having a good range of built in wardrobes with mirror fronted doors and internal fittings, electric heater.

Bedroom Two - 3.15m x 2.03m (10'4" x 6'8") With electric heater

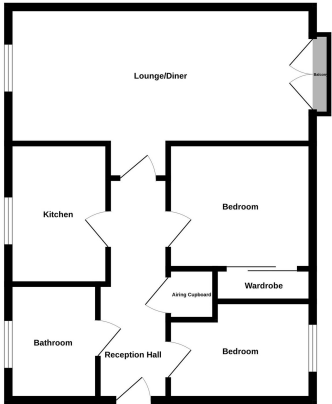
Super Bathroom - 2.21m x 1.73m (7'3" x 5'8") Being attractively part tiled and having panel bath with shower above, hand basin and WC, electric heater

Allocated Parking Space

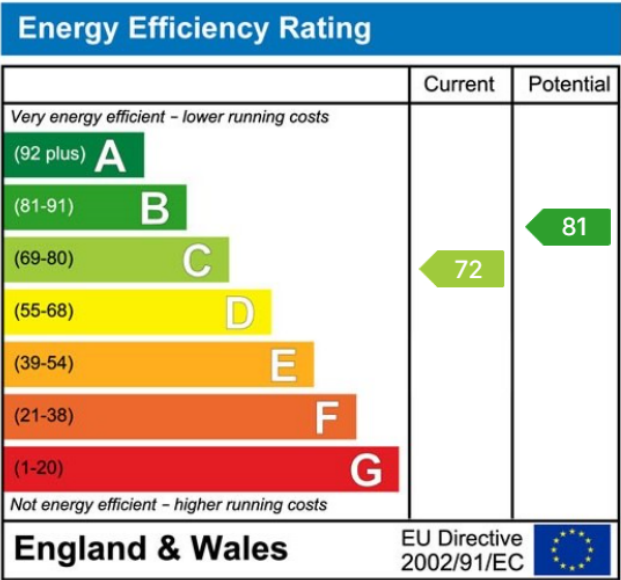




Ground Floor



Measurements are approximate. Not to scale. Measurements taken only from the interior of the property.



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