



Bloore King & Kavanagh

Sales & Lettings



41, Worcester House Hill Street
Halesowen, B63 4TJ

Offers Over £100,000

Property Description

TO BE SOLD AS AN INVESTMENT PURCHASE - TENANTS CURRENTLY IN SITU

Two double bedroom flat with ground floor store, located within walking distance of Halesowen town centre, surrounded by local shops and amenities and conveniently placed for bus routes into Birmingham and beyond.

This spacious property is briefly comprising of; entrance hall, bathroom, two double bedrooms, lounge and fitted kitchen. Benefitting from gas central heating throughout.

Offering no upward chain and seeking an efficient sale. Annual return on investment equaling to £TBA?

EPC - B / CT Band B. NO UPWARD CHAIN.

Location

Halesowen General

Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre.

The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.

Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

Entrance Hallway

2.91m x 4.21m wp (9'6" x 13'9" wp)

Built in storage available. Doors leading to bathroom, lounge and two double bedrooms.

Bathroom

1.72m x 2.00m (5'7" x 6'6")

Three piece bathroom suite comprising of; low level flush, pedestal wash hand basin and a bath with a mains fed shower unit installed over.

Lounge

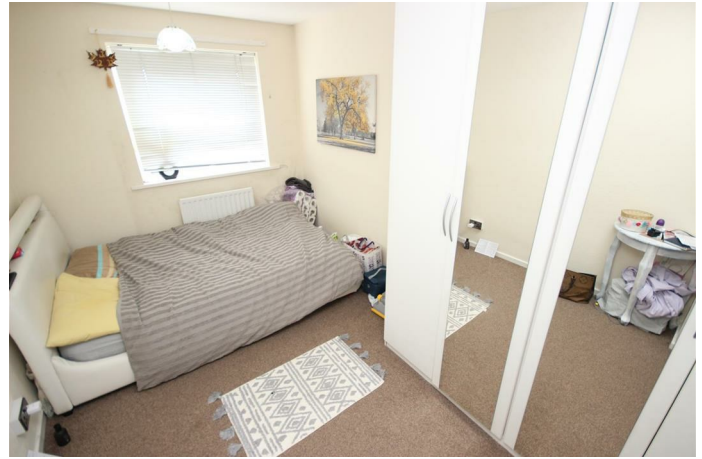
3.28m x 4.93m (10'9" x 16'2")

Windows to front. Wall mounted electric fire. Access to fitted kitchen.

Fitted Kitchen

3.64m x 2.03m (11'11" x 6'7")

Window to front. Housing boiler and having a good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill, four ring gas hob and extractor over and plumbing for a washing machine.



Bedroom One

4.01m x 2.51m (13'1" x 8'2")

Window to side.

Bedroom Two

3.99m x 3.04m (13'1" x 9'11")

Window to side.

Leasehold

We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

Leasehold Information

-There is no EWS1 form in place since vendors bought it with cash. They believe that the property is a brick construction with no clad.

-94 years remaining on the lease. freeholder DMBC.

-£10.00 per annum ground rent.

-Approximately £1,000.00 per annum service charge.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



Ground Floor



FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.