



10 Linden Glade
Halesowen, B63 3UP

Offers In The Region Of £185,000

A TWO Bedroom terraced bungalow in located at the sought after retirement development at Linden Glade, just off the Stourbridge Road close to local amenities and frequent transport links.

This property briefly comprising of; entrance hall, spacious lounge, two bedrooms, refitted bathroom and a fitted kitchen to the rear. Benefitting from double glazing and gas central heating throughout, beautiful surrounding communal gardens and situated securely within the development with front gated access and communal/visitor parking.

Age restrictions do apply. Please contact the office for further information. EPC - C / CT - B

Entrance Hall

UPVC door to front and storage cupboard. Doors to all rooms.

Lounge Diner

3.174m x 5.245 at widest point. (10'4" x 17'2" at widest point.)

Window to front and electric fire with surround.

Kitchen

2.724m x 2.988m (8'11" x 9'9")

Window and door to garden. Good range of eye and low level units incorporating: stainless steel sink, integrated electric hob with extractor over, integrated fridge freezer and dishwasher. Eye level oven and integrated microwave oven. Freestanding washing machine. Vinyl flooring.

Bedroom One

2.175m x 3.973m (7'1" x 13'0")

Window to rear and range of freestanding wardrobes and drawers.

Bedroom Two

1.789m x 3.407m (5'10" x 11'2")

Window to front and integrated wardrobe.

Bathroom

1.775m x 1.924m (5'9" x 6'3")

A refitted bathroom suite comprising: walk in bath with shower attachment over, vanity wash hand basin and low level WC. Needs tiling and flooring. Door to airing cupboard housing Worcester boiler.

Outside

Front and rear gardens are communal. To the rear of the property is a lovely patio area with washing/drying facilities installed.



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.

- 99 year lease from 24/06/1988; 62 years remaining.
- £2,664.00 Service charge costs/£222.00 per month.
- No ground rent payable.

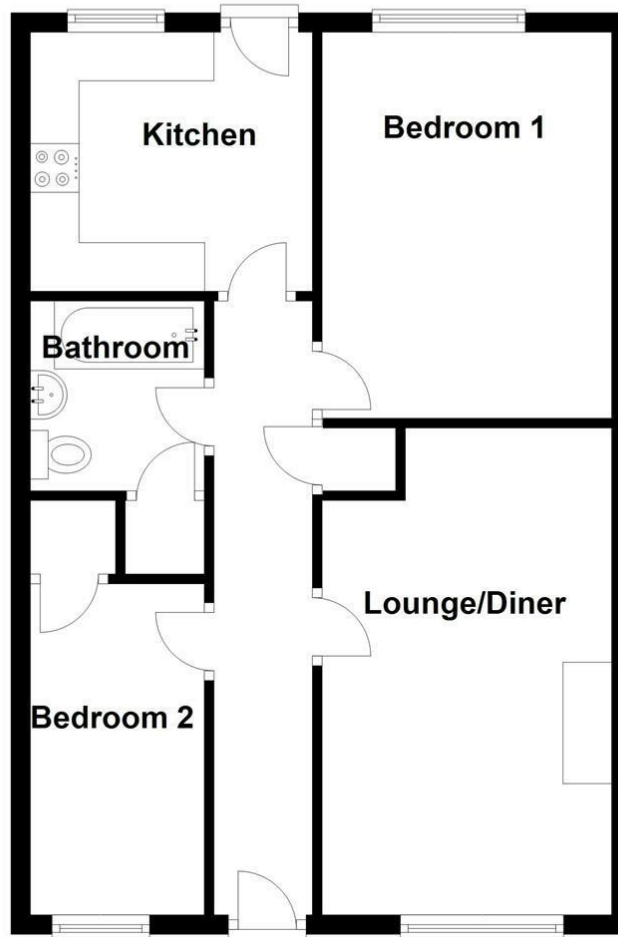
Brochure Declaration

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



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