



Grafton Road, West Bromwich, West Midlands, B71 4EY

Guide Price £105,000

A very well presented second floor apartment in a great location within walking distance to Sandwell Hospital.

This lovely apartment benefits from double glazing, electric heating and briefly comprises: communal entrance with intercom, spacious open plan kitchen/living room, two good size bedrooms both with fitted wardrobes and bathroom. There is also allocated parking in the secure gated car park to the rear. EPC: C . NO CHAIN.



Property Description

Location

The property is situated in an excellent location within walking distance to Sandwell Hospital. There are plenty of amenities and shops close by with Queens Square Shopping Centre just minutes away. There are plenty of transport links close by and there is easy access to the motorway system with junction 1 of the M5 being approximately two miles.

Frontage

The property is accessed via secure communal front door with intercom. Stairs then lead up to the second floor apartment.

Entrance Hall

Storage cupboard, laminate floor and doors to all rooms.

Open Plan Kitchen / Living Room

2.98m x 7.98m (9' 9" x 26' 2") A great open plan living space.

Kitchen Area: A lovely range of eye and low level units incorporating: integrated electric hob with extractor over, integrated electric oven, stainless steel sink and drainer, space and plumbing for a washing machine and space for a fridge. Window to the side.

Lounge Area: Juliette balcony with double french doors. Laminate flooring throughout the room.

Bedroom One

3.02m x 3.62m (9' 11" x 11' 11") With fitted wardrobes and laminate floor. Window to the front.

Bedroom Two

2.02m x 2.88m (6' 8" x 9' 5") Fitted wardrobe, laminate floor and window to the front.

Bathroom

1.51m x 2.24m (4' 11" x 7' 4") A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Extractor fan. Tiled floor.

Outside and Parking

The car park is accessed via a secure gated entrance and there is allocated parking for the apartment to the rear.

Viewings

Strictly by appointment and under no circumstances must any approach be made directly to the owners. Arrangements can easily be made via the Bloore King & Kavanagh main office Monday to Thursday 9.00am and 5.30pm, Friday 9.00am to 5.00pm and Saturday 9.30am and 2.00pm on 0121 550 4151.

Tenure

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. TENURE: 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.

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.

VIEWINGS By arrangement through HALESOWEN OFFICE 0121 550 4151

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.



Council Tax Band

Viewing Arrangements

Strictly by appointment and under no circumstances must any approach be made directly to the owners. Arrangements can easily be made via the Bloore King & Kavanagh main office Monday to Thursday 9.00am and 5.30pm, Friday 9.00am to 5.00pm and Saturday 9.30am and 2.00pm on 0121 550 4151.

