



**Taylors**



# Holly Bush Lane, Amblecote, DY8 4HH

2 1 1





This two-bedroom ground floor flat on Holly Bush Lane, Stourbridge, offers an excellent opportunity for investors. In need of modernisation throughout, this flat presents a blank canvas, ideal for those wanting to personalise the space and unlock its full potential.

The flat comprises a kitchen, living room, two bedrooms, and a shower room, providing a functional layout to work with. While it requires updating, this offers the chance to create a home suited to your style and preferences.

Externally, the property benefits from communal gardens, providing a pleasant outdoor space to enjoy.

Offered with no upward chain, this property is available for immediate sale, making it an ideal opportunity for investors seeking a project with great potential.

Viewing is highly recommended to fully appreciate the opportunity this flat provides.

Tenure: Leasehold. 99 years from 29 September 1961. The ground rent is £12.50 per annum. Construction: Standard/Purpose Built. Services: All mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band A. EPC E. **NOTE:** The freeholders have offered to extend the current lease with a 90 year extension, such will cost £40,950 (forty thousand nine hundred fifty pounds), plus a valuers fee £ 1,000 + vat and legal fees to be agreed directly with freeholders solicitors.

**Entrance Hall** - 3.25m x 2.13m (10'8" x 7'0") At widest points

**Kitchen** - 2.84m x 2.03m (9'4" x 6'8") At widest points

**Living Room** - 4.34m x 3.56m (14'3" x 11'8") At widest points

**Shower Room** - 1.91m x 1.63m (6'3" x 5'4") At widest points

**Bedroom One** - 4.47m x 2.95m (14'8" x 9'8") At widest points

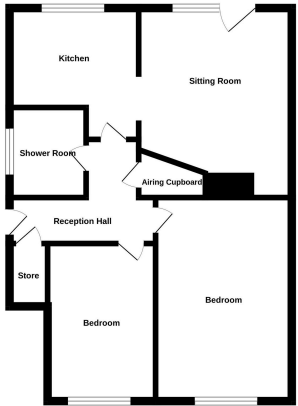
**Bedroom Two** - 3.4m x 2.16m (11'2" x 7'1") At widest points



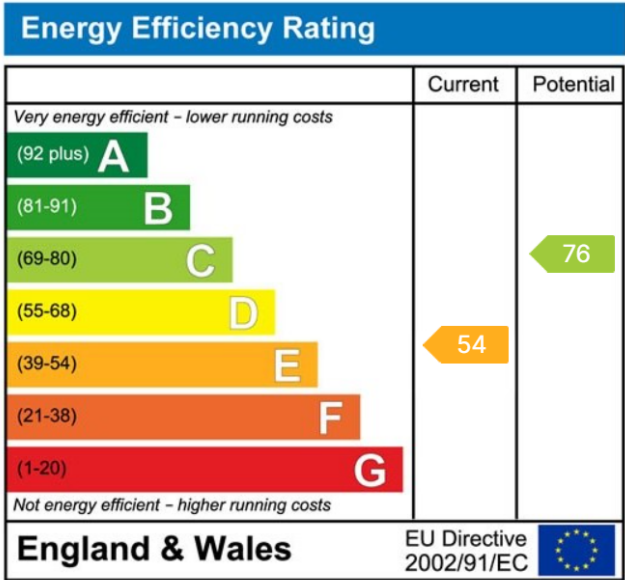


- NO UPWARD CHAIN
- FURTHER POTENTIAL
- AN IDEAL BUY TO LET
- CASH BUYERS ONLY (due to remaining lease term)

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
© 2023 Taylor & Francis Group Ltd



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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 Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.