

40 Halesowen Road, Halesowen, B62 9AB

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023



40 Halesowen Road, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

Hicks Hadley are delighted to present this beautifully renovated one-bedroom ground-floor apartment, perfectly positioned in one of the area's most convenient and highly regarded locations. Exclusively available to residents aged 55 and over, this exceptional home has been refurbished to an impressive standard throughout. The accommodation offers a welcoming porch and hallway, a high-spec contemporary kitchen featuring marble worktops and integrated appliances, a spacious lounge, a well-proportioned bedroom with fitted wardrobes, and a luxurious modern shower room. The property further benefits from gas central heating, allocated parking, and access to immaculately landscaped communal gardens.

Hicks Hadley

Offers In The Region Of £160,000 - Leasehold



Entrance

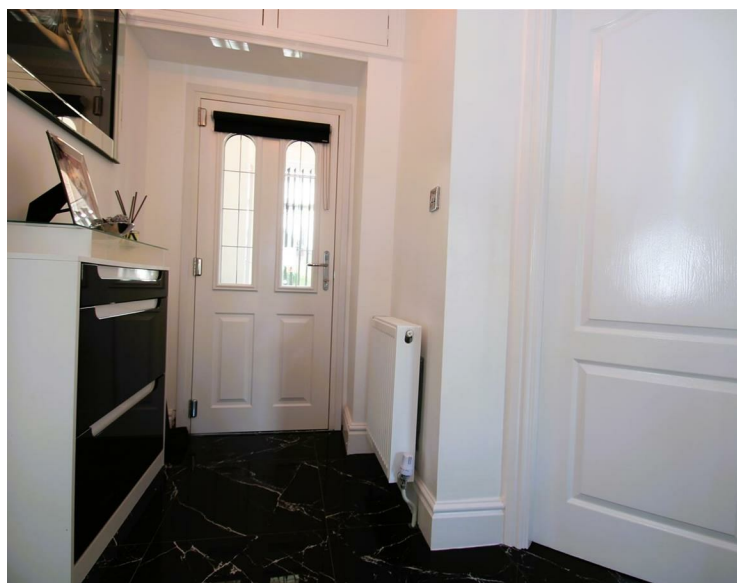
Composite front door fitted with double glazed window also.

Hall

Central heating radiator fitted to the side elevation, storage space above, marble-style tiles.

Living Room 15'7" max x 14'0" (4.75m max x 4.29m)

Bay style window fitted along with window fitted to the side too, Electric fire place with feature surround, storage cupboard, two wall lights fitted. central heating radiator fitted to the inside elevation.



Kitchen 10'4" x 5'2" (3.15m x 1.60m)

Double glazed window fitted to the front elevation, High gloss white units and drawers fitted with marble work tops along with upstand too, central heating radiator fitted to the inside elevation, one and a half bowl sink with mixer tap fitted and grooves for drainer, integrated fridge/ freezer and washing machine along with wall mounted integrated microwave, double oven fitted with ceramic hob and extractor fan above, coving throughout.

Bedroom 10'5" x 10'4" (3.20m x 3.15m)

Double glazed window and doors fitted to the rear elevation accessing the communal grounds, central heating radiator fitted to the inside elevation, bespoke sliding wardrobes fitted with glass and mirrored doors.

Shower Room 10'6" x 6'5" (3.22m x 1.98m)

Privacy glazed window fitted to the rear elevation, Walk in double shower cubicle with thermostatic waterfall shower head, chrome towel rail, tiled walls, Low flush w.c and sink with chrome mixer tap fitted along with ample vanity unit space.

Communal grounds

With one allocated parking space to the front of the property, Mature planting throughout and a block paved space to the rear of the property with beautifully maintained landscape throughout.

Agent Notes

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link



[-//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :C

EPC :C

Tenure Information :Leasehold 992 years remaining.

Any other Material Facts :Traditional brick build with partial render and tiled roof. All information is provided by the vendor, please confirm all details with a chosen solicitor.

