



Taylor's

HALESOWEN , Harden Court

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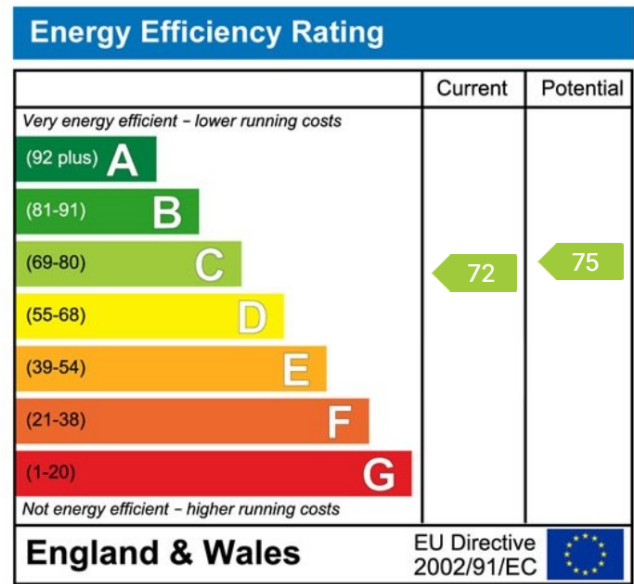
- Ground floor flat
- Two good bedrooms
- Spacious Living Room
- Garage
- Communal entrance with telecom
- Gas radiator heating
- PVC double glazing
- No upward chain
- 145 yrs remaining on lease



A good size GROUND FLOOR APARTMENT on popular development. Having Gas central radiator heating, PVC double glazing and NO UPWARD CHAIN. Initial communal entrance with entrance telephone - Hall, Excellent size Living Room, Fitted Kitchen, Two Double Bedrooms, Bathroom with Shower cubicle. GARAGE, Communal Gardens.

All main services connected. Tenure Leasehold, 145 years left on lease, Peppercorn Ground Rent, Service charge £1500 pa reviewed annually. Council Tax Band B. EPC C. Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage> Construction Standard, brick walls, tiled roof. Long term flood risk, surface water very low, rivers very low.

Communal Ground Floor Hall With entrance telephone, **Private Hall** Double Cloakstore off, **Lounge** - 5.38m x 4.62m (17'8" plus window recess x 15'2" plus window recess) Having double glazed windows to the front and side, **Kitchen** - 2.69m x 2.57m (8'10" x 8'5") With single drainer sink, range of floor and wall cupboards, recess for washer, **Bedroom One** - 4.34m x 3.28m (14'3" max x 10'9" plus recess) Having recess with shelving, **Bedroom Two** - 4.62m x 2.72m (15'2" x 8'11"), **Bathroom** - 2.57m x 2.01m (8'5" x 6'7") Having panel bath, handbasin and WC, separate shower cubicle, **Garage** In block in communal gardens





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