

for sale

£85,000



## Portway Road Rowley Regis B65 9DB

**\*\* ONE BEDROOM GROUND FLOOR APARTMENT BENEFITING FROM NO UPWARD CHAIN PERFECT FOR FIRST TIME BUYERS \*\*** Briefly comprising open plan lounge/ kitchen area, one bedroom, bathroom and parking.

# Portway Road Rowley Regis B65 9DB

## Communal Entrance

Intercom system, access to ground floor accommodation, post boxes.

## Entrance Hall

Door to the front, electric heater, storage cupboard.

## Open Plan Lounge / Kitchen

22' 2" x 14' 5" ( 6.76m x 4.39m )

Lounge Area to have double glazed window to the front, two electric heaters.

Kitchen Area to comprise wall and base units with work surfaces over, sink with mixer tap over, electric oven & electric hob with cooker hood, plumbing for washing machine, space for domestic appliances.



## Bedroom One

11' 8" x 11' 6" ( 3.56m x 3.51m )

Double glazed window to the front, fitted wardrobe, electric heater.

## Bathroom

Bath with main shower over, wash hand basin, low level w.c., heated towel rail, tiling, extractor fan.

## Outside

Communal parking area.

## Lease Information

We have been advised the following Leasehold Tenure Information & Costs : -

150 Years Remaining from 1st January 2006.

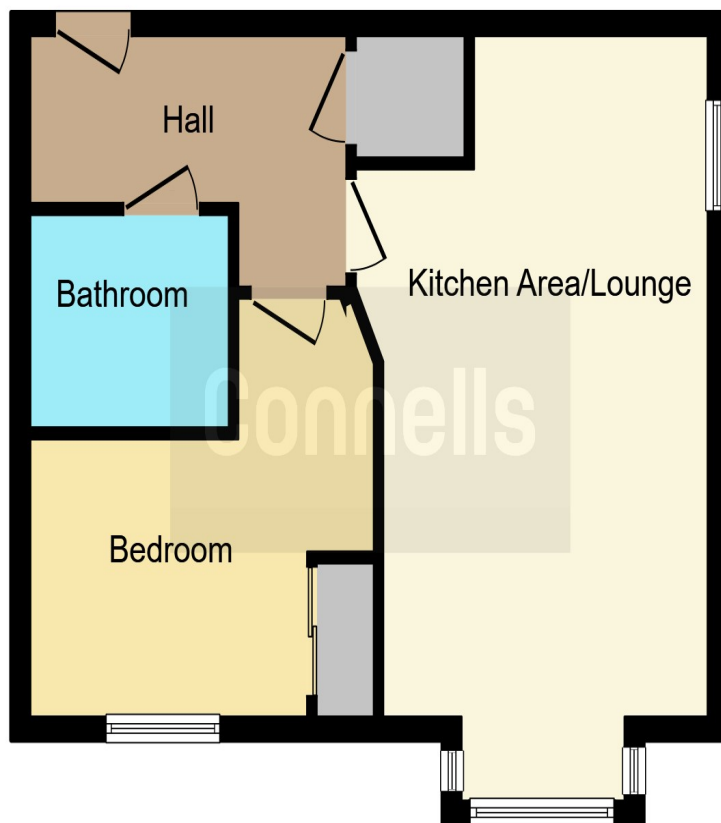
Current Ground Rent Approximately £230.00 per annum

Current Annual Service Charge of £1375.60 per annum

Building Insurance TBC

Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
DUDLEY DY1 1NS

Property Ref: DUD314111 - 0009

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1375.60

Ground Rent: 230.00

**view this property online [connells.co.uk/Property/DUD314111](http://connells.co.uk/Property/DUD314111)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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