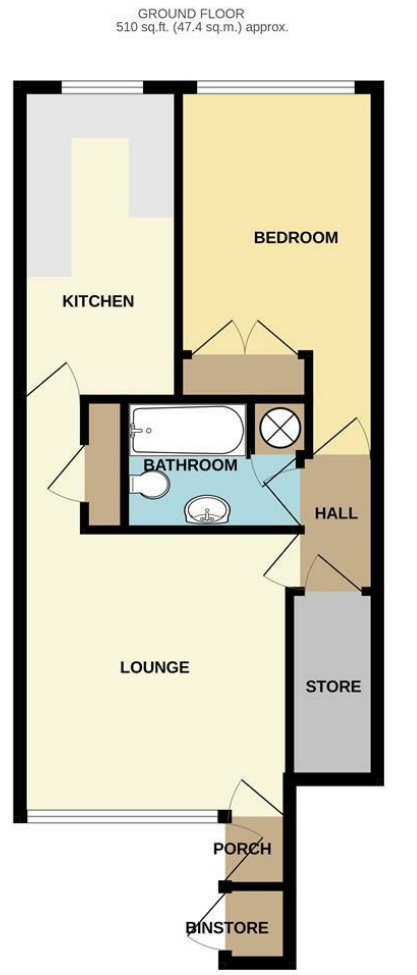


.9 Wiltshire Drive, Halesowen, B63 2XU



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

TOTAL FLOOR AREA: 510 sq.ft. (47.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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.9 Wiltshire Drive, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

****NO UPWARD CHAIN****

A superb opportunity to purchase this one bedroom ground floor maisonette in a well respected cul-de-sac location; excellent for transport links and all local amenities. The property briefly comprises: porch, spacious lounge, fitted kitchen, lobby with storage cupboard, double bedroom and bathroom. The property further benefits from: well kept communal grounds, car parking to the rear and double glazing. A FANTASTIC OPTION FOR DOWNSIZERS, LANDLORDS AND FIRST TIME BUYERS. EPC: TBA

Offers In The Region Of £105,000 - Leasehold

Hicks Hadley



Porch

With obscured double glazed front door into:

Spacious Lounge 18'2 x 12'7 (max) (5.54m x 3.84m (max))

With feature fireplace, storage heater, storage cupboard, double glazed window to front elevation and doors into:

Fitted Kitchen 13'7 x 6'11 (4.14m x 2.11m)

Having base units with worktops over to incorporate single drainer sink unit, plumbing for automatic washing machine, space for cooker, space for further appliance, space for fridge freezer, splash back tiling, storage heater and double glazed window to rear elevation.

Lobby

With storage cupboard and doors into:

Bathroom 7'6 x 5'2 (2.29m x 1.57m)

Having panel bath, shower over, low flush wc, pedestal wash hand basin, low flush wc, ceramic tiling and storage cupboard.

Double Bedroom 16'3 x 8'8 (max) (4.95m x 2.64m (max))

With integrated wardrobe, storage heater and double glazed window to rear elevation.

Outside

Front: With communal garden to include path to front door, lawn and mature shrubbery.

Rear: With car park and large open communal lawn.

Agents Note

We have been informed that the property has approximately 136 years remaining on the lease.

We have been informed that the ground rent is £348 per annum and the service charges are £1220.42 per annum.

COUNCIL TAX BAND: A

All main services connected apart from gas.

Broadband/Mobile coverage- please check on link- [link- //checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: TBA

