



Connells

Hazel Road
Kingswinford

Hazel Road
Kingswinford DY6 8EZ

for sale
£100,000



Property Description

A SPACIOUS FIRST FLOOR FLAT IN KINGSWINFORD WITH NO CHAIN AND READY TO MOVE INTO. SPACIOUS ROOMS THROUGHOUT. GAS CENTRAL HEATING SYSTEM AND DOUBLE GLAZING. THIS FLAT HAS THE FRONT GARDEN & STORAGE OUTBUILDING. THE PROPERTY IS SET BACK FROM THE ROAD OCCUPYING AN ELEVATED POSITION WITH DISTANT VIEWS.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To The Front

Front garden with pathwat to front door and storage outbuilding.

Entrance Hall

Front door leads to entrance hall with radiator, stairs up to landing and double glazed window to side elevation.

Landing

Window to side elevation, airing cupboard housing combination boiler and doors to;

Lounge

Double glazed window to front elevation, radiator and wood effect laminate flooring.

Kitchen

Window to rear elevation, radiator, wall and base units. Work surfaces incorporating stainless steel sink unit. Provision for domestic appliances.

Bedroom

Double glazed window to front elevation, radiator, wood effect laminate flooring and spotlights.

Shower Room

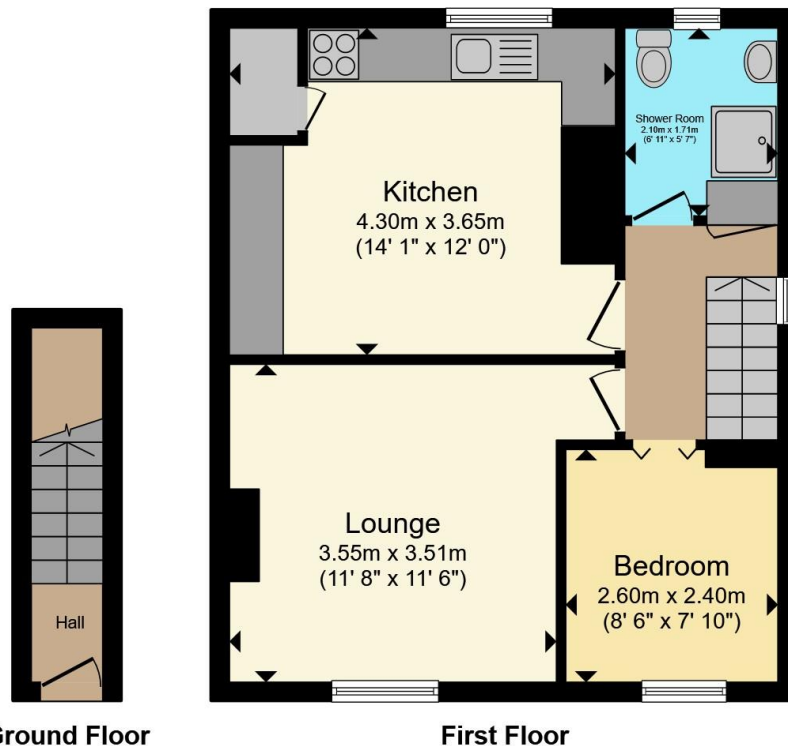
Double glazed window to side elevation, radiator, shower cubicle, wash hand basin and low flush w/c.

Lease Details

89 years remaining on lease
Ground rent £10
Service Charge Approx £359.26(2025 Service Charge)







Total floor area 47.8 m² (514 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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11B St. Johns Road
STOURBRIDGE DY8 1EJ

EPC Rating: C

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR313568

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jul 1990. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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