

for sale

offers in the region of **£78,000**



Worcester House Hill Street Halesowen B63 4TJ

A first floor flat conveniently located within walking distance of Halesowen town centre, surrounded by local shops and amenities and conveniently placed for bus routes into Birmingham and beyond. Briefly comprising: Communal Hallway, entrance hall, lounge, kitchen, two bedrooms, bathroom and allocated residents parking. Viewing is highly recommended.

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Approach

The property is approached via communal car park leading to the front door which takes you into a communal hallway, lift rising to the first floor and main entrance door leading into:

Hallway

Intercom for visitor entry into the building, storage cupboard, central heating radiator, two ceiling light points and doors leading to:

Lounge

16' 1" x 10' 6" (4.90m x 3.20m)

Double glazed window to side elevation, ceiling light point and central heating radiator

Kitchen

6' 6" x 11' 7" (1.98m x 3.53m)

Wall and base units, gas hob and over, free standing fridge with freezer, breakfast bar area, two ceiling light points, central heating radiator and a double glazed window to side elevation

Bedroom One

10' x 12' 11" (3.05m x 3.94m)

Double glazed window to side elevation, ceiling light point and central heating radiator

Bedroom Two

8' 3" x 12' 11" (2.51m x 3.94m)

Double glazed window to side elevation, ceiling light point and central heating radiator

Bathroom

Bath with mixer taps and shower head over, wash hand basin, extractor fan, low level w.c and part tiling to walls.

Communal Parking

Communal parking to the grounds







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW314205 - 0013

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1344.00

Ground Rent: 10.00

view this property online connells.co.uk/Property/HSW314205

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Dec 2002. 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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