



Connells

The Hub Stone Street
OLDBURY



Property Description

Offering a perfect balance of contemporary style and central convenience, this property is perfectly suited for first-time buyers aiming to step onto the property ladder, downsizers seeking accessible single-level living, or savvy investors adding to their rental portfolio.

Accessed via a secure communal entrance with an intercom entry system, the front door opens into a welcoming private hallway equipped with airing cupboard and doors leading to; The focal point of the apartment which the expansive open-plan lounge, kitchen, and dining area. this space features plenty of room

The seamlessly integrated kitchen area is fitted with a clean range of modern wall and base cabinetry, ample worktop workspace, and integrated cooking appliances, ensuring a highly functional workspace for cooking and entertaining.

The apartment boasts two well-proportioned bedrooms. Serving the Master bedroom is a contemporary en-suite,

There is also a main bathroom perfect for guests.

Benefiting from from its own secure, allocated off-road parking space, alongside access to additional visitor parking bays situated within the resident parking area.

Perfectly positioned for easy urban commuting, The Hub is located within short walking distance of Sandwell & Dudley Train Station, offering direct, fast rail links into Birmingham City Centre and Wolverhampton.

For motorists, Junction 2 of the M5.

Call the sales team TODAY on 01215522671 to arrange your viewing.

Entrance Hall

Built in Airing cupboard with water tank. Wall mounted storage heater. Doors leading to;

Lounge/Kitchen

17' 10" x 13' (5.44m x 3.96m)

Wall mounted storage heater, Double glazed window, built in storage cupboard for the lounge space.

The kitchen benefits from wall and base units with option of a breakfast bar, There is an integrated electric hob and oven, and integrated fridge freezer.

Bedroom One

11' into recess x 8' 6" max (3.35m into recess x 2.59m max)

Two double glazed windows, wall mounted stoprage heater, built in wardrobes and door leading to;

En-Suite

Low level wc, wash hand basin/vanity, towel radiator and shower cubicle,

Bedroom Two

13' 6" x 8' (4.11m x 2.44m)

Double glazed window, wall mounted stroage

heater and built in wardrobes.

Bathroom

low level wc, wash hand basin/vanity, bath with over head shower, towel radiator and double glazed window.

Parking

Allocated space on the carpark

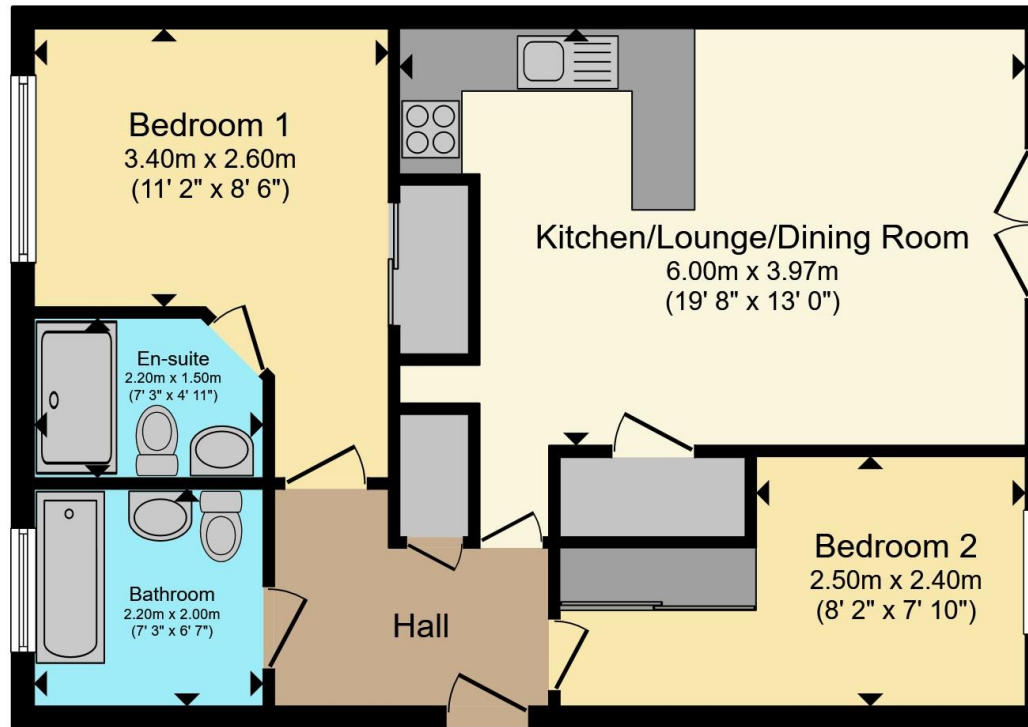
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 61.7 m² (665 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



To view this property please contact Connells on

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
OLDBURY B69 4EB

EPC Rating:
Awaited

Council Tax
Band: B

Service Charge:
1772.00

Ground Rent:
75.00

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD313400

This is a Leasehold property with details as follows; Term of Lease 125 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

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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