

# PTN Estates

Residential Sales & Lettings



108 Brett Young Close, , Halesowen, B63 3BJ

£145,000

This stylish modern and well presented second floor leasehold apartment is set within established gardens and close to a local regular bus route, schools, amenities and with easy transport links to Birmingham

This spacious accommodation comprises of two bedrooms, master with fitted wardrobes, splendid living area with lounge having French doors to Juliette balcony, superb fitted kitchen with built in oven and hob and a most attractive bathroom with shower over the bath

Benefits include UPVC double glazing, gas central heating and allocated parking

Council Tax B

**Entrance Hall**

Spacious hallway with intercom entrance telephone and benefits that include gas central heating, two ceiling light points and handy storage cupboard

**Lounge 4.4 x 4.3**

This spacious living area with splendid lounge having UPVC French doors to the rear elevation and wood effect flooring benefits from UPVC double glazing to the side elevation, gas central heating and ceiling light point

**Kitchen 2.8 x 2.5**

Located to the front of the property this superb fitted kitchen area comprises of white high gloss base and wall units, complimented with tasteful tiled splash back and rolled edge work surface. Further enhanced with a single stainless steel effect single sink unit, built in double oven with ceramic hob and extractor hood. Benefits include UPVC double glazing to side elevation and ceiling light point,

**Bedroom One**

Located to the rear elevation with fitted wardrobes and benefiting from gas central heating, ceiling light point and UPVC double glazing

**Bedroom Two**

Located to the rear elevation and benefiting from gas central heating, ceiling light point and UPVC double glazing

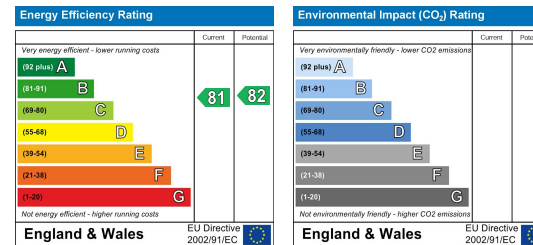
**Bathroom 2.8 x 1.6**

This delightful bathrooms with part wall tiling comprises of a white three piece suite which consists of a paneled in bath with power shower over and screen, close coupled W.C and pedestal wash hand basin. Benefits include ceiling light point, extractor fan, gas central heating

**Important Information**

All UK agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £35+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

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**Accuracy of Brochures**

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

**Services/Disclaimer**

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

**Transparency**

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.