



**Connells**

Harrington Croft  
West Bromwich



## Property Description

This modern apartment is tucked away in a peaceful setting on a residential estate that is located just off the Pennyhill Lane area. The apartment is exceptionally well maintained and is of a show home standard. The kitchen comes with most of the white good built in and there are approximately 105 years remaining on the lease. The block is managed by SDL Management and service charge is payable. The second floor apartment briefly comprises of an entrance hall with intercom system, lounge/diner with a Juliet balcony, traditional style fitted kitchen with integral appliances, two double bedrooms with fitted wardrobes to the master, family bathroom, central heating and one allocated parking space.

## Entrance Hall

Entrance to the property is gained via a door from the communal hallway. The entrance hall benefits from two useful storage cupboards, with doors providing access to the bedrooms, bathroom, and lounge/diner.

## Lounge/Diner

Featuring a Juliet balcony with French doors, the lounge/diner also benefits from two double-glazed windows, a central heated radiator, and an open plan layout leading into the kitchen area.

## Kitchen

Fitted kitchen comprises a range of wall and base units with work surfaces over, a sink and drainer, an integrated oven and hob with a fitted cooker hood above, and space for a freestanding fridge freezer. Additional features include ceiling spotlights and a double-glazed window to the side.

## Bedroom One

Featuring a double glazed window to the front, central heated radiator and built in wardrobes.

## Bedroom Two

Featuring a double glazed window to the front and a central heated radiator.

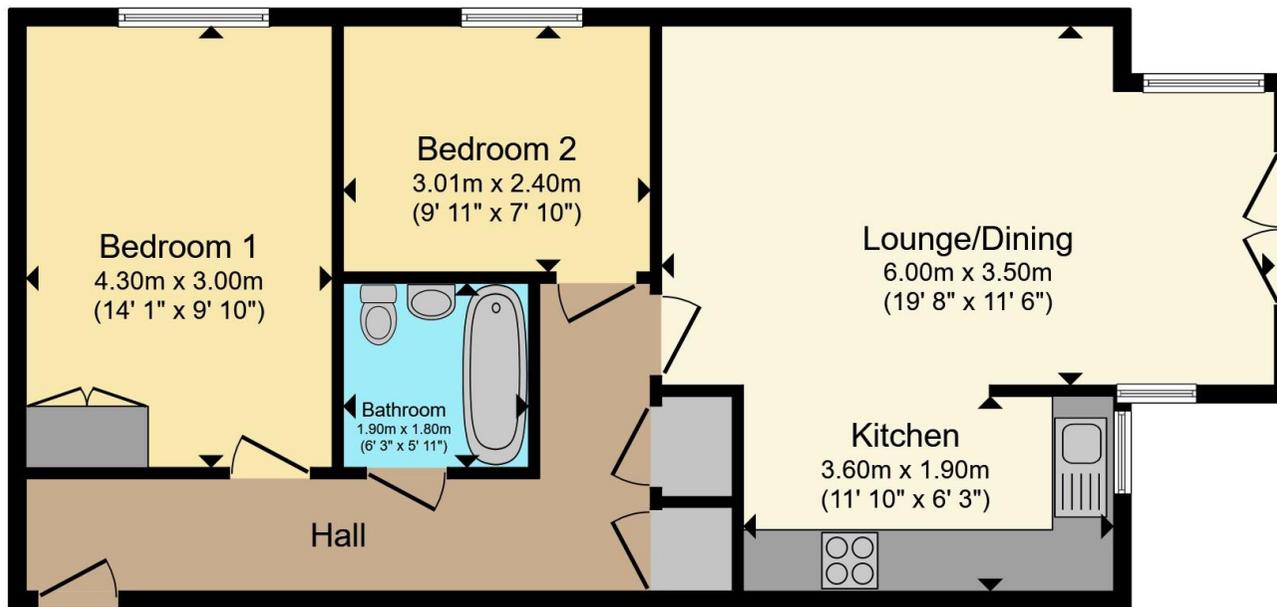
## Bathroom

Fitted bathroom suite comprising a paneled bath with shower over and glass screen, wash hand basin, WC, central heated radiator, and tiling throughout.









**Floor Plan**

Total floor area 63.0 m<sup>2</sup> (678 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](http://www.propertybox.io)



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EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge:  
 1684.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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