



Connells

Guardian House Hagley Road West
Oldbury Oldbury

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for sale
£70,000



Property Description

Offered for sale with no upward chain, this well-presented ground floor, two-bedroom retirement apartment is situated within the popular Guardian House development, exclusively for the over 60s.

The property offers spacious and comfortable accommodation, making it an ideal choice for those looking to downsize while enjoying a safe and welcoming community. Residents benefit from secure parking, a communal laundry room, and beautifully maintained communal gardens, providing a peaceful setting to relax and socialise.

Conveniently positioned on a main bus route, the apartment enjoys excellent transport links, with a range of local shops, amenities and healthcare facilities all within easy reach.

Early viewing is highly recommended to fully appreciate everything this fantastic retirement property has to offer.

Lounge

14' 6" plus recess x 11' 5" (4.42m plus recess x 3.48m)

Kitchen

7' 10" x 7' 1" (2.39m x 2.16m)

Bedroom One

12' 4" plus recess x 9' 3" (3.76m plus recess x 2.82m)

Bedroom Two

12' 5" x 6' 3" (3.78m x 1.91m)

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.





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: D

Council Tax
Band: B

Service Charge:
3668.76

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD313421

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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