

for sale

offers over **£140,000** Leasehold



Brandhall Court Wolverhampton Road Oldbury B68 8DE

Superb Two-Bedroom Duplex Apartment – Perfect for First-Time Buyers & Investors Ideally situated in a highly sought-after location, this beautifully presented two-bedroom flat offers a fantastic opportunity for those looking to step onto the property ladder or expand their investment portfolio.

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- Energy Rating: E
- TWO DOUBLE BEDROOMS
- WELL MAINTAINED THROUGHOUT
- LOUNGE/DINER
- SITUATED OVER TWO FLOORS

Property Details

Entrance Hall

Door to front, stairs to upper floor, built in storage and wall mounted electric radiator.

Lounge 15' 7" x 16' 1" (4.75m x 4.90m)

Double glazed window and wall mounted electric radiator.

Kitchen 10' 11" x 7' 1" (3.33m x 2.16m)

Wall and base units, sink/drain, double glazed window, integrated oven and hob.

Bedroom One 11' 7" x 10' 7" plsu recess (3.53m x 3.23m plsu recess)

Double glazed window and wall mounted electric radiator.

Bedroom Two 10' 5" x 9' 4" (3.17m x 2.84m)

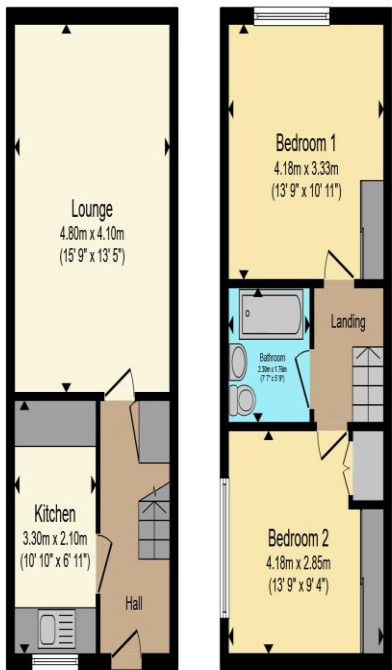
Double glazed window and wall mounted electric radiator.

Bathroom

Wash hand basin, low level WC, bath with shower over and double glazed window.

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.



Ground Floor

First Floor

Total floor area 65.6 m² (706 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

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Property Ref: OLD312822 - 0010

Tenure:Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2016. 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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