





Property Description

Situated on the upper floor of the popular The Hub development, this immaculately presented apartment offers stylish and modern living, making it an ideal purchase for first-time buyers, professionals, or investors.

Conveniently located within walking distance of Sandwell & Dudley Train Station, the property provides excellent transport links for commuters.

The accommodation comprises a spacious open-plan living area, a well-appointed kitchen, two well-proportioned bedrooms, with the master bedroom benefiting from a private en-suite shower room, as well as a contemporary family bathroom.

Further benefits include allocated parking, additional visitor parking bays, and a well-maintained communal environment.

Entrance Hall

Having door to the front, electric heater, storage cupboard and doors leading to other rooms.

Open Plan Kitchen/Lounge/Diner

19' 8" x 13' (5.99m x 3.96m)

Bedroom One

11' 2" x 8' 6" (3.40m x 2.59m)

Having a double glazed window, fitted wardrobes and wall mounted electric heater.

En-Suite

Having a full fitted shower room with shower, wash hand basin, low level WC and heated towel rail.

Bedroom Two

8' 2" x 7' 10" (2.49m x 2.39m)

Bathroom

Having a full fitted bathroom with over head shower, wash hand basin, low level WC and heated towel rail.

Lounge Area

Having doors leading to juliet balcony, electric heater.

Kitchen Area

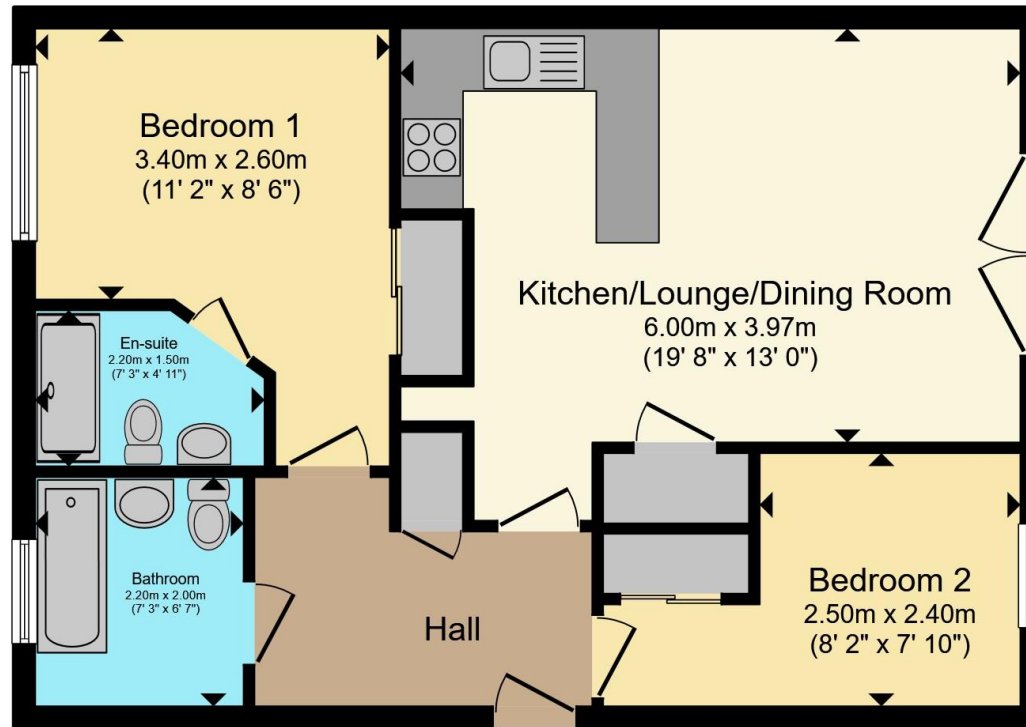
Having a fitted kitchen with an array of wall and base units, integrated sink into work surface with integrated cooker, microwave and cooker hood over. space for washing machine and fridge/freezer.

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 61.2 m² (658 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

Connells

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:
1772.00

Ground Rent:
75.00

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD309208

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OLD309208 - 0006