



Larch House

Connells

Larch House High Street
Kingswinford



Property Description

CASH BUYERS ONLY! A FANTASTIC OPPORTUNITY TO PURCHASE AN IDEAL FIRST PROPERTY OR BUY TO LET WITH A POTENTIAL TENANT IN SITU. LOCATED CLOSE TO KINGSWINFORD HIGH STREET WITH GREAT TRANSPORT LINKS AND AN ALLOCATED PARKING SPACE, WITH A SPACIOUS LIVING SPACE.

Hallway

Doors to;

Lounge/Kitchen

22' 4" x 9' 8" (6.81m x 2.95m)

Door from the hallway into the lounge with windows to the rear double glazed, spotlights, storage heater, sink & drainer, wall & base units, electric hob and oven

Bedroom

15' 3" x 8' 11" (4.65m x 2.72m)

Door to hallway with double glazed windows to the rear & storage heater

Bathroom

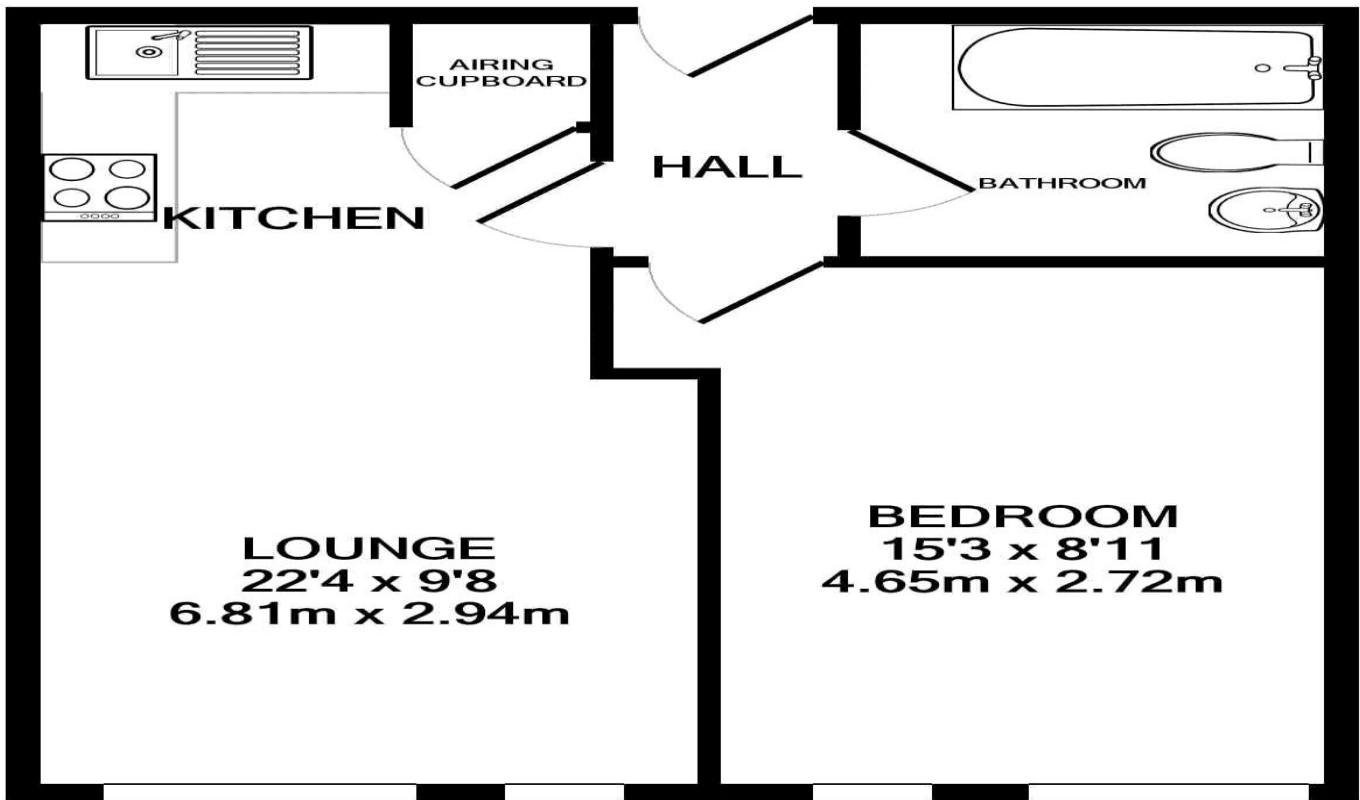
Part tiling, laminate style flooring, WC, wash hand basin, towel rail, extractor fan, spotlights and shower over bath.

Parking

Car Park for residents and visitors







LARCH HOUSE, DY6 8BF

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021

To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
STOURBRIDGE DY8 1EJ

EPC Rating: C Council Tax
Band: A

Service Charge:
1225.19

Ground Rent:
350.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/SBR312780](https://www.connells.co.uk/Property/SBR312780)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 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.

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: SBR312780 - 0004