

32 Pippin Avenue, Halesowen, B63 2PW



32 Pippin Avenue, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU



0121 585 66 67



sales@hickshadley.com



<https://www.hickshadley.com>

****GREAT OPTION FOR FIRST TIME BUYERS****

A superbly presented one bedroom, first floor apartment in this most popular of locations; suitable for all local amenities and transport links. The property briefly comprises: entrance hall, stairs and landing with two storage cupboards, spacious open plan living area to include lounge with storage cupboard and modern kitchen, modern bathroom and double bedroom. The property further benefits from: end garage-en-bloc, double glazed windows and favourable lease length. **EARLY VIEWING HIGHLY RECOMMENDED.** EPC: D

Offers In The Region Of £110,000 - Leasehold

Hicks Hadley



Entrance Hall and Landing

With front entrance door, stairs to first floor, two storage cupboards, loft hatch and doors into:

Open Plan Living Area 20'0" x 12'7" (max) (6.115 x 3.847 (max))

To include:

Spacious Lounge 12'8" x 12'7" (3.886 x 3.847)

With electric storage heater, storage cupboard, double glazed window to front elevation and open access into:

Fitted Kitchen 10'5" x 7'4" (3.2 x 2.24)

Having matching wall and base units with worktops over, single drainer sink unit, integrated oven, electric hob, breakfast bar area, plumbing for automatic washing machine, splash back tiling and space for fridge freezer.

Double Bedroom 12'7" x 11'8" (max) (3.847 x 3.561 (max))

With electric storage heater and double glazed window to rear elevation.

Bathroom 8'3" x 4'7" (2.54 x 1.41)

Having panel bath with shower over, low flush wc., pedestal wash hand basin and obscured double glazed window to rear elevation.

Garage-En-Bloc

Offering useful storage space and having up and over garage door.

Outside

Front: With lawn and adjacent pathway leading to front door. Garage en-bloc available for parking nearby.

Agents Note

Council Tax Band: A

EPC: D

We have been informed that the property is leasehold. We have been informed that the lease length is approximately 124 years.

We have been informed that the property has a service charge of approximately £900 per annum to include ground rent.

Main services connected: electric and water.

Broadband/Mobile coverage- please check on link- [link- //checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

