



Connells

Blue Rock Place
Tividale Oldbury

Blue Rock Place Tividale Oldbury B69 1PB

for sale offers over
£100,000



Property Description

****Excellent property for first time buyers & investors**Long term lease**No upward chain**Just off a main bus route** Viewing is highly recommended on this upper floor flat comprising of parking area, lounge diner, kitchen, 2 good sized bedroom & bathroom.**

Approach

Having communal gardens with security front door, communal staircase giving access to main accommodation.

Reception Hallway

Central heating radiator.

Lounge

13' 10" x 12' 8" max (4.22m x 3.86m max)
Having UPVC double glazed patio door onto balcony, UPVC double glazed window, storage and radiator.

Kitchen

10' 2" x 7' 8" (3.10m x 2.34m)
Having a range of wall/ base units with roll top work surfaces over, sink/drainage unit with mixer taps and base unit below, plumbing for washing machine, cooker point, central heating boiler housed, radiator and double glazed window,

Bedroom One

12' 7" x 10' 7" (3.84m x 3.23m)

Double glazed window and radiator.

Bedroom Two

10' 11" x 10' 5" max (3.33m x 3.17m max)
Double glazed window and radiator.

Bathroom

Bath with shower over, wash hand basin, low level w.c, partly tiled, ex. fan, radiator and double glazed window.

Outside

Communal garden area.

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.









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.focalagent.com

To view this property please contact Connells on

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70-76 Birmingham Street
 OLDBURY B69 4EB

EPC Rating: D Council Tax
 Band: A

Service Charge:
 1038.24

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD312051

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1995. 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.

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