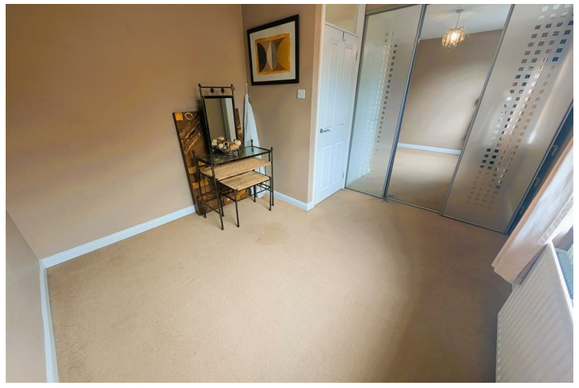
8 Fairmile Road, Halesowen, B63 3QJ



Approx Total Floor Area 63.92m² / 688ft²







8 Fairmile Road, Halesowen

Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

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No Upward Chain | Vacant Possession | Cash Buyers Only
A beautifully presented two-bedroom first-floor apartment, ideally positioned within this highly sought-after development, offering convenient access to a wide range of local amenities and excellent transport links. The property provides well-proportioned and thoughtfully arranged accommodation, comprising a welcoming entrance hallway leading to a contemporary fitted kitchen, complete with a range of integrated appliances including a dishwasher, washing machine, fridge and freezer. The spacious living room offers a versatile and comfortable setting, with ample room for both lounge and dining areas, making it an ideal space for relaxing and entertaining. There are two generous double bedrooms, both benefiting from fitted wardrobes, complemented by a modern bathroom fitted with a shower. Further benefits include gas central heating, double glazing and a private garage. Offered with vacant possession and no upward chain, this attractive apartment represents an excellent opportunity for cash buyers seeking a well-maintained home in a convenient and desirable location.

Offers Over £110,000 - Leasehold

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Entrance hallway 19'4" x 4'8"max (5.89m x 1.42mmax)
Composite front door fitted with privacy glazing fitted to the side panel, Two radiators fitted to the inside elevation, Five spot lights fitted and ample storage space available, Hatch with pull down ladder to boarded loft space, housing Worcester Bosch combi boiler.

Kitchen 9'7" x 7'4" (2.92m x 2.24m)
Double glazed window fitted to the rear elevation, one and a half bowl sink with mixer tap fitted, ample oak style unit space available with integrated dishwasher, washer/dryer and under counter fridge and freezer, partially tiled walls, (Bosch) double oven fitted with five ring gas hob and stainless steel extractor fan above.

Lounge/Diner 15'9" x 12'8" (4.80m x 3.86m)
Double glazed window fitted to the front elevation, Focal Point balanced flue gas fire place with surround.

Bedroom one 12'9" x 9'8" (3.89m x 2.95m)
Double glazed window fitted to the front elevation, Fitted wardrobe space, Radiator fitted to the front elevation.

Bedroom two 12'8" x 9'8" (3.86m x 2.95m)
Double glazed window and radiator fitted to the side elevation, built in sliding wardrobe space.

Bathroom
Privacy glazed window fitted to the rear elevation, Modern P-shaped bath fitted with mixer tap and electric shower over head, with glass shower screen, sink fitted with built in vanity unit and mixer tap, low flush w.c, radiator fitted to the inside elevation, partially tiled walls.

Garage
Up and over garage door fitted.





Agent notes
All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - //checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band :B

EPC :D

Tenure Information :Leasehold

Any other Material Facts :Traditional brick and block build with tiled roof, All information has been provided by the vendor. Please confirm all details with a chosen solicitor.

Vendors Comments
‘Leasehold –42 years 3 months remaining (short lease). Cash buyer/investment appeal (most lenders require longer leases).
Favourable terms: Fixed low Ground rent-£25 per year., no fixed annual service charge (costs for works shared as required).
Ideal rental (current potential £900-£950 pcm). Safety certificates available in legal pack.
Buyer should verify all the above details with their solicitor.
EPC D - Potential for EPC C - see certificate for recommended improvements
All four walls are detached for enhanced privacy and seclusion.



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