Connells

Kellner Gardens
OLDBURY

Kellner Gardens
OLDBURY B69 3DX

for sale offers over
£110,000

Property Description

We have a TWO BEDROOM first floor apartment, perfect for time buyers and investors. It is in WALKING distance to Sandwell and Dudley train station and close to local amenities.

VIEWING IS HIGHLY RECOMMENCED.

IDEAL PURCHASE FOR CASH BUYERS.

Call the sales team today on 0121-552-2671 to arrange your viewing!

Entrance Hall

With Door to front, storage cupboard and radiators.

Lounge

13' 3" x 12' 4" (4.04m x 3.76m)

Double Glazed window and radiator.

Kitchen

9' 7" MAX x 9' 3" MAX (2.92m MAX x 2.82m MAX)

Fitted Kitchen with wall and base units with work surfaces over. Inset sink/drainer.

Integrated gas hob and integrated oven. There is a central heating boiler and radiator.

Bedroom One

13' 3" MAX x 10' 10" (4.04m MAX x 3.30m)

Double glazed window, radiator and door to;

En-Suite

A suit complete with a shower cubicle, wash hand basin, low level w/c, radiator and extractor fan.

Bedroom 2

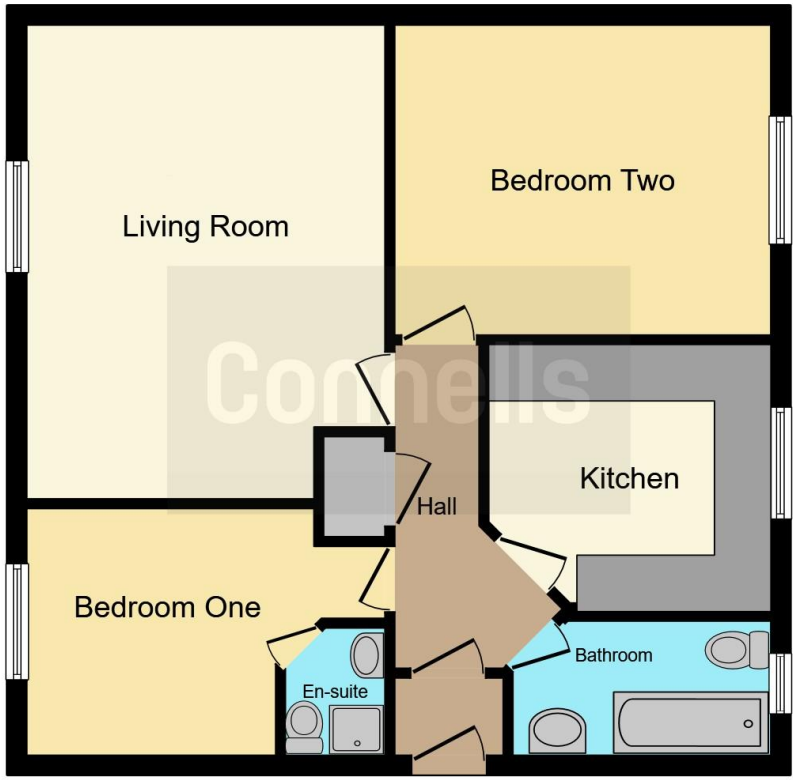
Double glazed window, wall mounted radiator.

Bathroom

Complete with a bath, wash hand basin and low level w/c. Extractor fan and radiator. Double glazed window.

Outisde

Allocated parking space & visitor parking



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

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
OLDBURY B69 4EB

EPC Rating: B

Council Tax Band: B

Service Charge: 1600.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD312074

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Mar 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.