

For Sale

offers in the region of **£135,000**



Cygnet Court Holly Lane Smethwick B66 1QQ

Discover this well-presented first-floor two-bedroom apartment within the popular Cygnet Court development on Holly Lane, offered with comfortable, low-maintenance living in a well-connected location. Ideal for first-time buyers, professionals, or investors. *Contact Us Today on 0121 420 3611!*

Cygnets Court Holly Lane Smethwick B66 1QQ

Hallway

Open Plan Living

A bright and inviting open-plan living space featuring a modern kitchen with white cabinetry and integrated appliances, flowing seamlessly into a cosy lounge area. Large double-glazed doors allow plenty of natural light to fill the room. Finished in neutral décor throughout, the living area offers carpeted flooring, complemented by stylish herringbone flooring in the kitchen.

Bedroom One

Features double-glazed windows to the rear aspect, a ceiling light point, and carpeted flooring.

En-Suite

A neatly presented en-suite shower room fitted with a corner shower enclosure, wash hand basin, and low-level WC. Finished in neutral tones with tiled shower surround.

Bedroom Two

Features double-glazed windows to the rear aspect, a ceiling light point, and carpeted flooring.

Bathroom

A bright bathroom fitted with a panelled bath and glass shower screen, pedestal wash basin, and low-level WC. Finished with white tiled walls and neutral décor.

Outside

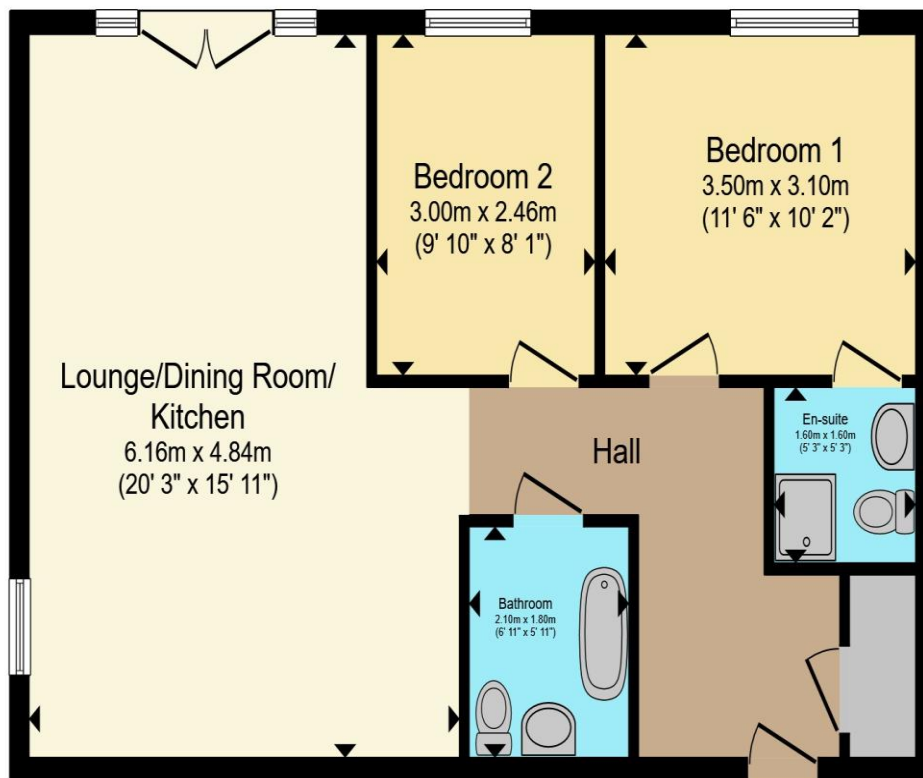
The building is accessed via automated gates from Holly Lane, providing secure residents-only parking set within well-kept communal grounds with decorative shrub borders.

Agent Notes

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 65.4 m² (704 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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SMETHWICK B66 4AP

Property Ref: BEA312847 - 0011

Tenure:Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2076.00

Ground Rent: 150.00

view this property online
connells.co.uk/Property/BEA312847

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2009. 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.

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