



**£89,000**  
**2 Bed Apartment**  
**located in Ashwood Close**

 **REDSTONES**  
The Property Experts

# Ashwood Close Oldbury B69 4SD

FOR SALE BY AUCTION. SECOND FLOOR MODERN APARTMENT. TWO BEDROOMS. ALLOCATED PARKING. GOOD TRANSPORT LINKS. STRONG RENTAL YIELD - most recently £785.00 pcm.

A modern two bedroom second floor apartment in the popular Wharf development in Oldbury.

The well presented accommodation comprises of an entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. The property benefits from UPVC double glazed windows, electric heating, entry phone, allocated parking space and having good transport links.

## Buyers Premium

\* Plus 5% Buyers Premium + VAT



## Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

## Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

## Entrance Hall

Wood effect laminate flooring, electric storage heater, entry phone, cupboard with water cylinder, doors off.

## Lounge

19'8" x 13'1"

Being open plan with wood effect laminate flooring, UPVC double glazed window to rear, electric storage heater.

## Kitchen

9'10" x 7'2"

Being open plan with wood effect vinyl flooring, various wall units, rolled edge worksurface with cupboards and drawers under, inset stainless steel sink, integrated electric oven and fitted four ring hob with extractor over, washing machine, appliance space.

## Bedroom One

12'9" x 8'2"

Wood effect laminate flooring, UPVC double glazed window to rear, electric heater.

## Bedroom Two

9'2" x 8'10"

Wood effect laminate flooring, UPVC double glazed window to rear, electric heater.

## Bathroom

6'6" x 5'10"

Wood effect laminate flooring, electric heater, part tiled walls, bathroom suite comprising low level WC, pedestal wash hand basin, bath with shower screen and mixer tap with shower attachment.

## Outside

Allocated parking space.

## Guide Price £89,000

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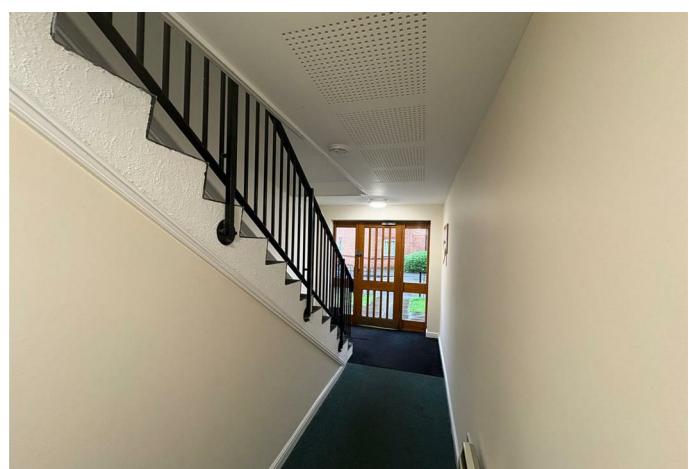
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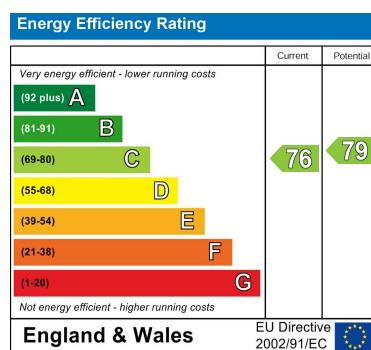
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## DIRECTIONS

## CONTACT

West Midlands House

Gipsy Lane

WIllenhall

West Midlands

WV13 2HA

E: [info@redstones.co.uk](mailto:info@redstones.co.uk)

T: 01922 235 350

<http://www.redstones.co.uk>