# Bloore King & Kavanagh
Sales & Lettings

**Victoria Court Binswood Road**

Halesowen, B62 9BQ

**Asking Price £140,000**

## Communal Entrance
Ground floor communal entrance with stairs leading to first floor where flat is located. No lift access.

## L Shaped Entrance Hallway
Laminate flooring laid. Three separate built in storage cupboards. Doors to both bedrooms, lounge, bathroom and separate WC.

## Lounge
Window to rear. Electric fire installed with marble surround. Access to balcony via side patio door. Sliding door into:

## Fitted Kitchen
Window to rear. A contemporary range of eye and low level units incorporating: 1 1/2 resin sink and drainer unit, built in electric hob, integral electric oven/grill, recess for a tall freestanding fridge freezer and dual plumbing installed for freestanding washer and dishwasher. Built in store available. Partly tiled walls and laminate flooring.

## Bedroom One
Coving. Window to front.

## Bedroom Two
Coving. Window to front.

## Bathroom
Two piece bathroom suite comprising of; paneled bath with electric shower unit over and a vanity unit wash hand basin. Partly tiled walls and laminate flooring.

## Separate WC
Low level flush WC installed.

## Leasehold
We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

## Leasehold information
- Amount of years remaining on the lease = 80 years
- Service charge costs - £1164 annually
- Ground rent costs - part of service charge

## Brochure Declaration
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or

surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements