



**Taylor's**

## Narrow Lane, HALESOWEN

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- Well proportioned flat
- No upward chain
- Good size Living room with space for table
- Attractive kitchen
- Communal gardens
- First floor location
- PVC double glazing
- Two decent bedrooms
- Bathroom with shower
- Parking on site



A well proportioned first floor flat in the convenient Hurst Green area. Having NO UPWARD CHAIN and PVC double glazing - Hall , Good size Store Cupboard, Spacious pleasant Living Room with space for table, attractive Kitchen with cooker, washer and fridge, TWO DECENT BEDROOMS, Bathroom with shower, Communal gardens and Communal Parking.

Mains water, electricity and drainage connected. Tenure Leasehold, Unexpired lease term 88yrs, ground rent £10pa. Present service charge £224.51 per month. Council Tax Band A. EPC C. Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction: block brick walls, flat roof. Long term flood risk ,surface water very low, rivers very low.

**Communal Ground Floor Entrance** Stairs to first floor

**Hall** Airing Cupboard off

**Large Walk in Store Cupboard Lounge** - 5.56m x 3.18m (18'3" into recess x 10'5") **Kitchen** - 3.53m x 2.24m (11'7" x 7'4") With attractive range of floor and wall cupboards, free standing electric cooker, washer and fridge

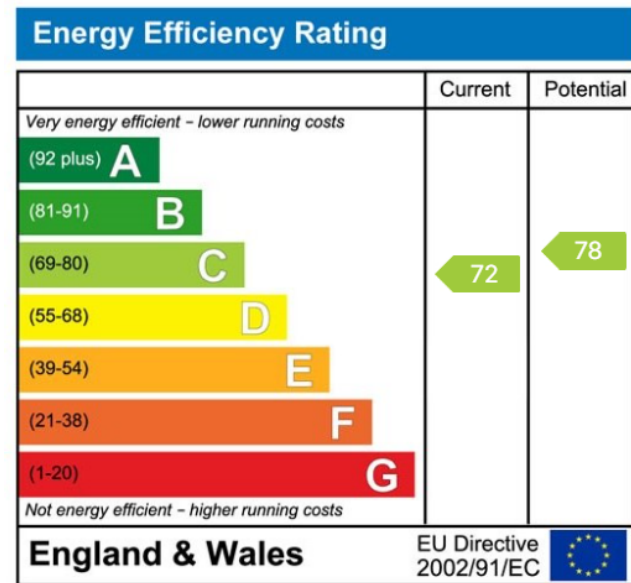
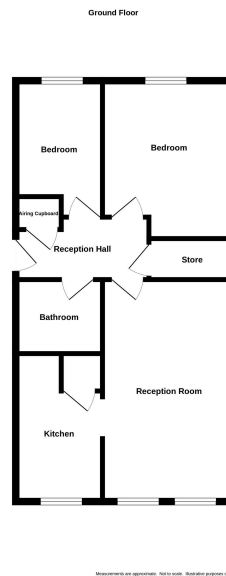
**Bedroom One** - 3.86m x 3.18m (12'8" x 10'5")

**Bedroom Two** - 3.51m x 2.21m (11'6" x 7'3")

**Bathroom** - 2.21m x 1.73m (7'3" x 5'8") having panel bath with Triton shower above, WC and handbasin

**Communal Gardens and Communal parking**





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