





Property Description

Maintained to a high standard throughout, the property features a bright and airy open-plan lounge/diner, providing a versatile space for both relaxing and entertaining. The modern kitchen is thoughtfully designed with ample storage and workspace. The apartment boasts two well-proportioned bedrooms, offering plenty of natural light. A clean, contemporary family bathroom serves the home, finished with quality fixtures and fittings.

Step outside to find well-kept communal grounds and the added benefit of a communal parking. The property has the added advantage of a private garden.

Located close to local transport links, schools, shops and amenities, this is a perfect opportunity to purchase a 'ready to move in' two bedroom apartment.

Call TODAY on 0121-552-2671 to arrange your viewing.

Entrance Hall

Wall mounted radiator, airing cupboard and ample storage.

Lounge/Diner

15' 5" x 14' 8" (4.70m x 4.47m)

Double glazed window, wall mounted radiator, Built in storage cupboard.

Kitchen

9' 8" x 7' 7" (2.95m x 2.31m)

Wall and base units, sink/drain, double glazed window.

Bedroom One

11' 2" to wardrobes x 9' 9" (3.40m to wardrobes x 2.97m)

Double glazed window, wall mounted radiator and fitted wardrobes/units.

Bedroom Two

8' 1" x 6' 6" (2.46m x 1.98m)

Double glazed window and wall mounted radiator.

Shower Room

Large shower, low level wc, wash hand basin/vanity unit and wall mounted towel radiator.

Garden

Private garden

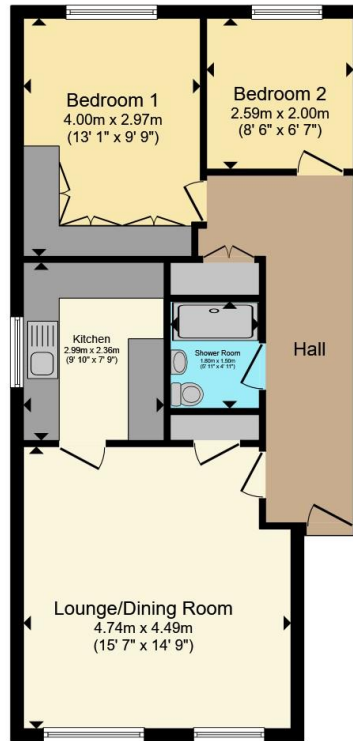
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 62.5 m² (672 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



To view this property please contact Connells on

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70-76 Birmingham Street
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EPC Rating: C Council Tax
Band: B

Service Charge: 560.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD313424

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1988. 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.

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