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FIND YOUR HOME



Flat 1 Adam Court Alexandra Road
Halesowen,
West Midlands
B63 4DJ

Offers In The Region Of £160,000



Luxury Ground Floor Apartment - Adam Court, Alexandra Road

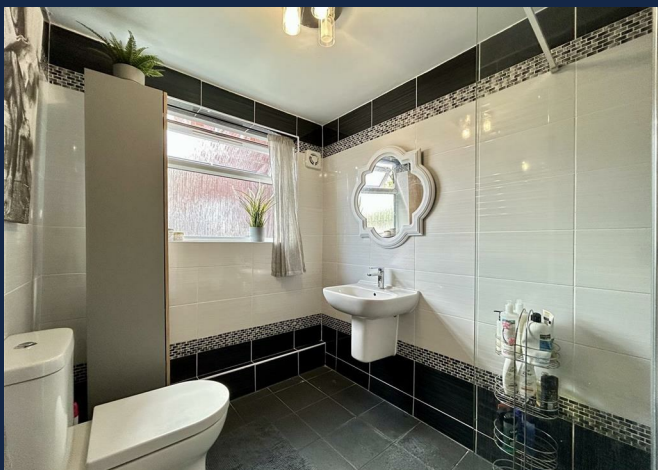
Located within the highly sought-after Adam Court development on Alexandra Road, this beautifully presented ground floor apartment offers an excellent opportunity for first-time buyers or those looking to downsize in style. Set in a desirable location, the property is just a short stroll from the many amenities along Stourbridge Road, including a range of local shops, cafés, and excellent transport links - making it ideal for commuters and those who enjoy convenient living.

The apartment is also perfectly positioned for access to local green spaces such as Huntingtree Park, as well as being within the catchment for several well-regarded schools. This makes the home not only a practical choice, but one that places you at the heart of a vibrant and well-connected community.

Internally, the property is thoughtfully laid out to maximise space and comfort. A private entrance hall welcomes you in and leads to a modern kitchen and a spacious reception room, which benefits from a charming bay window that floods the space with natural light. From the inner hallway, you'll find two well-proportioned bedrooms and a contemporary family shower room, all arranged to allow for smooth and practical living. Externally, the property further benefits from allocated parking to the rear, ensuring convenience and peace of mind for residents.

In summary, this delightful apartment on Alexandra Road combines style, location, and practicality in equal measure. Whether you're taking your first step onto the property ladder or seeking a well-located, low-maintenance home, this property is a must-see. Don't miss the opportunity to make this charming apartment your own.







Approach

Via a secure telecom entry system into the communal entrance hall, door leading to private entrance hall.

Entrance hall

Store cupboards, coving to ceiling and doors to reception room and kitchen.

Kitchen 9'10" x 9'6" (3.0 x 2.9)

Double glazed window to rear, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls. central heating boiler, sink with mixer tap and drainer, integrated oven, hob, extractor, integrated fridge and freezer, integrated slim line dishwasher, space for washing machine.

Reception room 16'4" x 12'5" (5.0 x 3.8)

Double glazed bay window to front, central heating radiator, coving to ceiling, feature fire with surround, door into inner hall.

Inner hall

Coving to ceiling, fitted storage cupboard, doors to two bedrooms and wet room/shower room

Wet room/shower room

Double glazed obscured window to rear, vertical central heating towel rail, low level flush w.c., wash hand basin with mixer tap, shower and complementary tiling to walls.



Bedroom one 16'0" x 10'9" (4.9 x 3.3)
Double glazed window to front, central heating radiator, coving to ceiling.

Bedroom two 11'1" x 10'9" (3.4 x 3.3)
Double glazed window to rear, central heating radiator, coving to ceiling.

Outside

To the rear of the property is one allocated parking space.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of the lease is 99 years from 1st July 2003 with a ground rent of £100.00 which will increase to £200.00 after the first 25 years. The service charge annually is approximately £1,728.00.

Council Tax Banding

Tax Band is B

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they

have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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