

For Sale

offers in the region of **£125,000**



Wolverhampton Road Oldbury B68 8DE

A well-presented two-bedroom first floor maisonette offering spacious and well-proportioned accommodation throughout. The property comprises a welcoming entrance hall, bright and airy lounge, fitted kitchen, two good-sized bedrooms, and a family bathroom.

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Approach

Accessed via a well-maintained communal courtyard, the property is approached by an external staircase leading to the first-floor entrance,

Hallway

Entrance hallway featuring modern wood-effect flooring, staircase to the first floor, radiator and doors leading to the bedrooms and bathroom.

Living Room

Generous living room with modern neutral décor, soft carpeting, feature fireplace and ample space for a range of furniture.

Kitchen

A modern fitted kitchen comprising a range of high-gloss wall and base units with complementary work surfaces and tiled splashbacks. Incorporating an integrated oven and electric hob, with further appliance space and plumbing for a washing machine and dishwasher. A large window provides natural light.

Landing

First-floor landing with fitted carpet, access to bedroom one, bedroom two, and the bathroom.

Bedroom One

Spacious double bedroom with fitted wardrobes, built-in storage, radiator and a large window providing plenty of natural light.

Bedroom Two

Double bedroom with fitted wardrobes, wood-effect flooring, radiator and a large window providing a bright and comfortable living space.

Bathroom

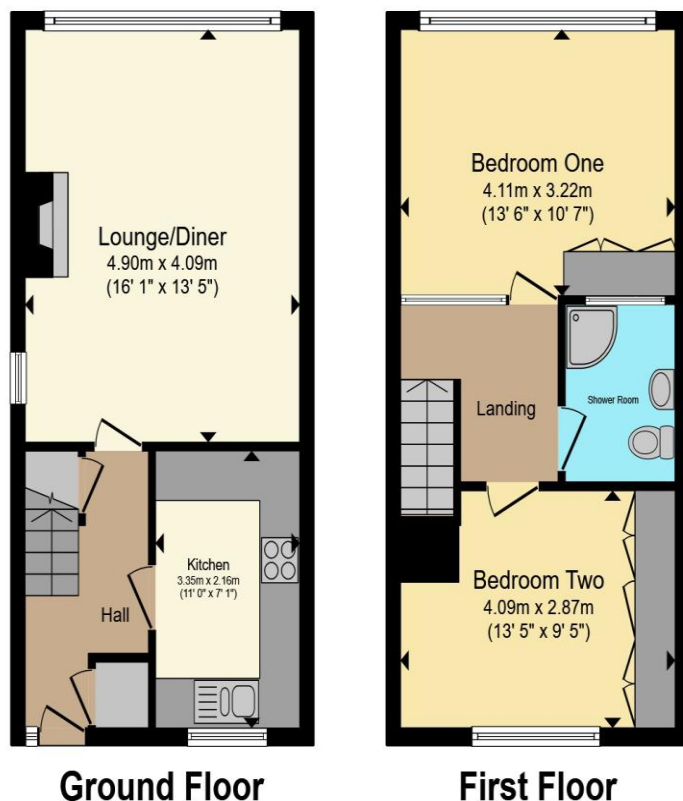
A modern and well-maintained shower room fitted with a corner shower enclosure, pedestal wash hand basin and low-level WC. Finished with contemporary full-height wall tiling and complementary floor tiling,

Agent Notes

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 69.4 m² (747 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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Property Ref: BEA313085 - 0010

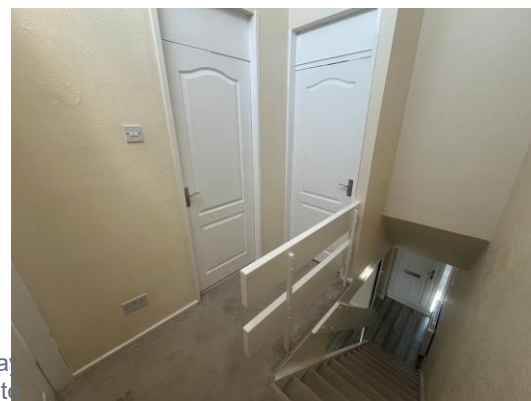
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 125.00

view this property online
connells.co.uk/Property/BEA313085

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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