



Taylor's

Bryan Budd Close, Rowley Regis

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- Ground floor apartment
- Own rear garden
- Kitchen with oven and hob
- 106yrs remaining on lease
- PVC double glazing
- Two bedrooms
- Lounge with patio doors to garden
- Allocated parking
- Gas central heating



A GROUND FLOOR apartment having OWN REAR GARDEN, allocated parking, gas central heating and PVC double glazing. Hall, Cloakstore, Lounge with patio doors to garden, Fitted Kitchen with integral oven and hob, TWO BEDROOMS, Bathroom.

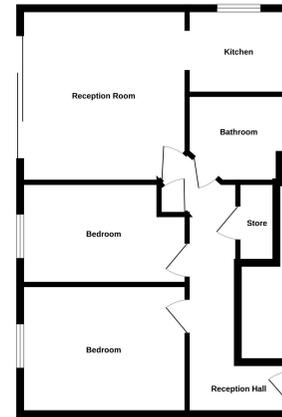
All main services connected. Tenure Leasehold. Unexpired lease term 106 yrs. Ground Rent £313.46 pa, Present Service Charge £244.26 pa plus insurance, revised annually. Council Tax Band A. EPC C. Broadband/ Mobile coverage:<https://checker.ofcom.org.uk/en-gb/> broadband-coverage. Construction, walls brick, tiled roof. Long term flood risk, surface water very low, rivers very low.

Hall Panelled entrance door, Cloakstore off, **Living Room** - 4.01m x 3.86m (13'2" x 12'8") With patio doors to the garden and opening to the kitchen, **Fitted Kitchen** - 2.39m x 2.03m (7'10" x 6'8") With integral oven, hob and cooker hood, single drainer sink, floor and wall cupboards, double glazed window and plumbing for washer, **Bedroom One** - 3.78m x 2.95m (12'5" x 9'8"), **Bedroom Two** - 3.76m x 2.24m (12'4" max x 7'4") Being L shaped, **Bathroom** - 2.39m x 1.47m (7'10" max x 4'10") Having panel bath with shower above, handbasin and WC, **Rear Garden** Being paved and alternative gate entrance, **Allocated Parking**

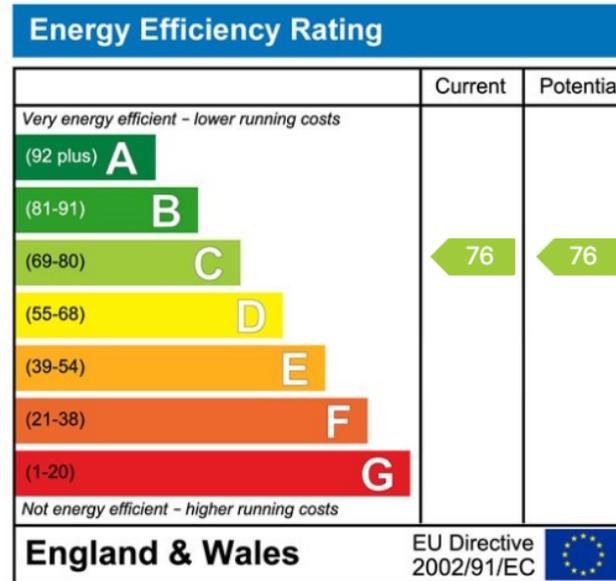




Ground Floor



Measurements are approximate. See the floor plan for dimensions only. Not to scale.



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