

for sale
£85,000 Leasehold

**Paul
Dubberley**



Hobart Point Churchfields Way West Bromwich B71 4FF

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Property Description

Located within the popular 'Churchfields Estate' is this very well presented purpose built two bedroom ground floor apartment briefly comprising of a communal access, stairs and a lift leading to the upper floors, private entrance hallway, open plan lounge / kitchen and a bathroom. The property also benefits from an en-suite to the master bedroom, electric storage heaters (where specified), UPVC double glazing (where specified) and an allocated parking space.

Agent Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding

Approach

Access to the property is gained via a communal secure front door leading in to the building. On the ground floor there is a main front door leading in to the apartment and stairs and lift leading to the upper floors.

Entrance Hallway

Having a wall mounted electric storage heater, built in storage cupboard and doors leading to all rooms

Open Plan Lounge/Kitchen

The lounge area has a UPVC double glazed french doors and an electric panel heater. The kitchen area comprises of a range of wall and base units with work surface over and incorporating a single drainer sink with mixer tap over, a built in oven and hob with an extractor hood over, tiled to splash prone areas and plumbing for washing machine.

Bedroom One

Having a UPVC double glazed window, electric storage heater, built in wardrobes and a door leading to the en-suite shower room

En-Suite Shower Room

Having a heated towel rail, pedestal wash hand basin, low level WC, shower cubicle with a shower over and tiled to splash prone areas



Bedroom Two

Having a UPVC double glazed window and an electric radiator

Bathroom

Having an electric heated towel rail, pedestal wash hand basin, low level WC, a bath and tiled to splash prone areas









Ground Floor

Total floor area 53.6 m² (577 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

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To view this property please contact Paul Dubberley on

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290 - 292 High Street
WEST BROMWICH B70 8EN

EPC Rating: D Council Tax
Band: B

Service Charge:
3743.00

Ground Rent:
250.00

view this property online PaulDubberley.co.uk/Property/PWB105494

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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