



Taylor's

HALESOWEN, Queensway

Offers In Region Of £125,000

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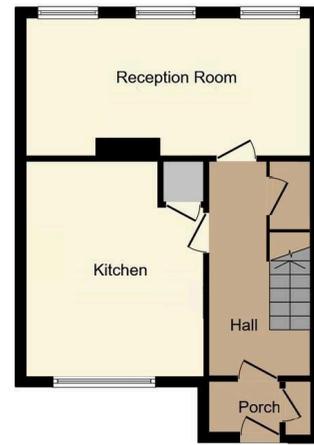
- Spacious Living Room
- Three Bedroom Maisonette
- Well presented through out
- Ideal For First Time Buyers, Investors & Families/Down Sizers
- Three good size bedrooms
- Close Proximity To Local Amenities, School, Shops and Public Transport Links
- Council Tax Band A
- Good size kitchen diner
- Low maintenance front courtyard
- No upward chain



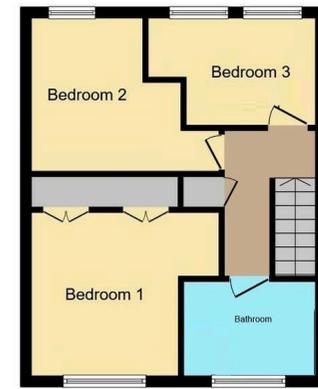
A beautifully presented and deceptively spacious three bedroom duplex apartment, offered to the market with no upward chain, situated in a highly convenient and well connected location close to a wide range of local amenities, reputable schools, shops, and excellent public transport links. This impressive home benefits from double glazing and gas central heating. The accommodation is thoughtfully arranged over two floors and offers generous living space ideal for first time buyers, growing families, or investors alike. Our client has made us aware there is a garage which he currently rents from the local council. Subject to the council's approval and standard transfer procedures, the existing tenancy agreement is expected to be transferable to the incoming purchaser. You will need to make your own enquires regarding this matter. Main services connected; All main services are connects, Tenure Leasehold, Unexpired length of lease 90 yrs, Present service charge £936.36 per annum, ground rent - £10 per annum, additional repair fund cost £400 per year (Please note this does cease once £2000 is reached in the fund). Council Tax Band A, EPC D. Broadband/ Mobile coverage: [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Construction walls brick part clad & render, flat roofs. Long term flood risk, surface water very low, rivers very low.

Porch Cupboard with boiler, **Hall** With store, **Living Room** - 5.59m x 2.97m (18'4" x 9'9"), **Kitchen diner** - 3.81m x 3.53m (12'6" x 11'7"), **First floor landing** With airing cupboard, **Bedroom One** - 3.23m x 2.97m (10'7" x 9'9"), **Bedroom Two** - 3.02m x 2.69m (9'11" x 8'10"), **Bedroom Three** - 3.3m x 2.06m (10'10" x 6'9"), **Bathroom** - 2.16m x 1.93m (7'1" x 6'4"), **Courtyard**

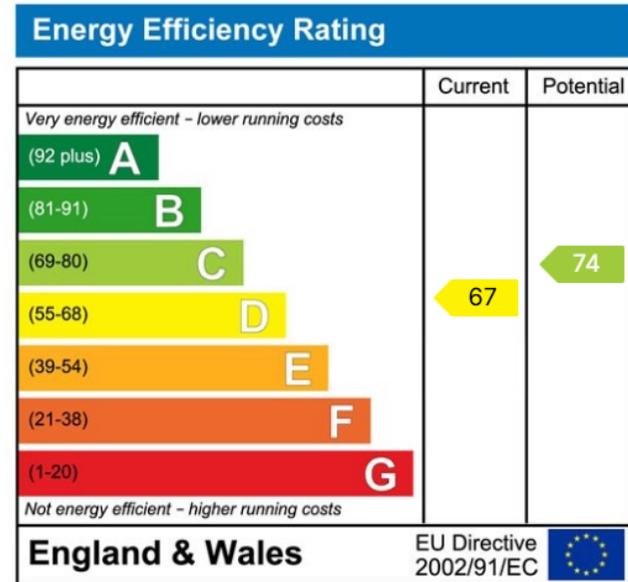




Ground Floor



First Floor



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.