



Taylors

HALESOWEN, Brett Young Close

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- Super One Bedroom top floor flat
- Views of countryside from all rooms
- Lounge with juliet style balcony
- Lovely bathroom with shower
- Long lease
- Within walking distance of countryside
- Most fashionably presented
- Kitchen with oven, hob, fridge and washer
- Allocated parking
- Ideal for first time buyers

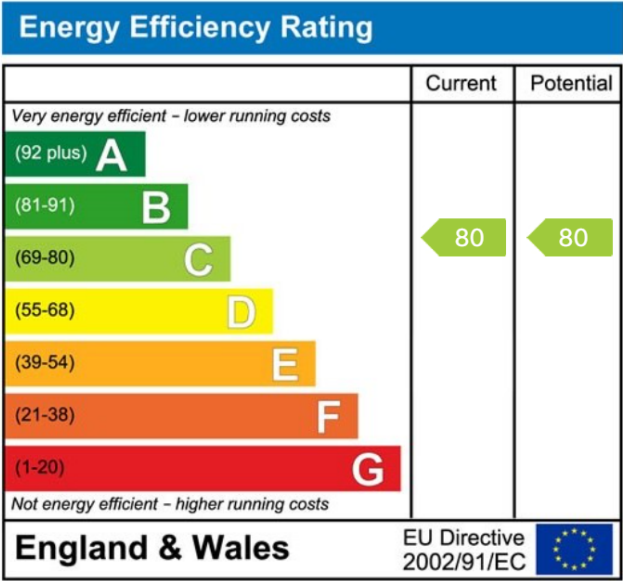


'A LITTLE GEM' A super 3rd floor [4th level] most DELIGHTFUL AND VERY FASHIONABLE top floor apartment. Convenient for town centre and HAVING VIEWS OF COUNTRYSIDE. With gas central heating, PVC double glazing INTERNAL INSPECTION A MUST. Ideal for first time buyers - Attractive Hall with entrance telecom, Delightful Lounge with Juliet style balcony and distant views of countryside, Fashionable Kitchen with oven, hob, washer and fridge, Double Bedroom, Lovely Bathroom with shower. Allocated Parking and Communal Gardens.

All main services connected. Tenure Leasehold. Ground Rent £200 pa. Current service charge £941 28 pa reviewed annually. Unexpired term 107 yrs approx. Council tax band A. EPC C. Broadband/Mobile coverage: [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Construction walls brick, tiled roof. Long term flood risk, surface water very low, rivers very low.

Communal Ground Floor Entrance With stairs to the top/4th level, **Attractive Hall** With entrance telephone, loft access with ladder, Useful built in store cupboard, **Lounge** - 3.99m x 3.91m (13'1" x 12'10") Having side PVC double glazed window with a pleasant outlook, PVC double glazed double doors to Juliet Style balcony with distant views of countryside and giving access to the Kitchen, **Most Attractive fitted Kitchen** - 2.84m x 2.21m (9'4"max x 7'3"max) Fitted with fashionable white fronts and having washer, integral fridge, oven, hob and cooker hood, floor and wall cupboards. PVC double glazed window with similar views of countryside, **Bedroom** - 2.87m x 2.69m (9'5" x 8'10") With additional built in double wardrobe and double glazed window again with distant views of countryside, **Super bathroom** - 2.84m x 1.68m (9'4" x 5'6"max) Having panel bath with shower above and screen, handbasin and WC with concealed cystem. useful fitted cupboard, **Communal Gardens and Allocated Parking**





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