

195 Hanover Road, Rowley Regis, B65 9EQ



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**Hicks Hadley**

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 <https://www.hickshadley.com>

**\*\*NO UPWARD CHAIN\*\***

A well presented and well maintained two bedroom ground floor apartment in this most popular of locations for all local amenities and transport links. The property briefly comprises: entrance hall, open plan living area with fitted kitchen and lounge diner, bathroom and two double bedrooms (master having ensuite shower room). The property further benefits from: allocated parking space, well kept communal grounds and double glazing. EARLY VIEWING HIGHLY RECOMMENDED. SUPERB OPTION FOR DOWNSIZERS, LANDLORDS AND FIRST TIME BUYERS. EPC: C

**Offers In The Region Of £135,000 - Leasehold**

**Hicks Hadley**



#### Entrance Hall

With obscured double glazed front door, electric heater and doors into:

#### Open Plan Living Area 24'5 x 13'8 (max) (7.44m x 4.17m (max))

To include:

#### Fitted Kitchen 10'1 x 8'6 (max) (3.07m x 2.59m (max))

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, induction hob, extractor over, plumbing for automatic washing machine, breakfast bar, splash back tiling and open access into:



#### Lounge/Diner 15'6 x 13'8 (max) (4.72m x 4.17m (max))

With space for fridge/freezer, storage cupboard, electric heater and double glazed window to side elevation.

#### Bedroom One 14'1 x 7'8 (4.29m x 2.34m)

With electric heater, double glaze glazed window to front elevation, walk in storage cupboard housing boiler and door into:

#### Ensuite Shower Room

With shower cubicle, low flush wc, vanity wash hand basin, electric heated towel rail, splash back tiling and spotlights.

#### Bedroom Two 10'2 x 8'1 (max) (3.10m x 2.46m (max))

With electric heater and double glazed window to front elevation.

#### Bathroom 6'9 x 6'8 (2.06m x 2.03m)

With panel bath, low flush wc, vanity wash hand basin, electric heated towel rail, splash back tiling and spotlights.

#### Outside

Front: Having path leading to front door with surrounding well maintained communal lawns and privacy hedges.

Rear: With allocated parking space and well maintained communal grounds.

#### Agent Note

We have been informed that the property has approximately 103 years remaining on the lease.

We have been informed that the ground rent is £75 per annum and the service charges are



£296.65 per quarter year.

COUNCIL TAX BAND: B

All main services connected apart from gas.

Broadband/Mobile coverage- please check on link-  
[//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: TBA

