

35 Newbury Close, Halesowen, B62 8SW



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Hicks Hadley

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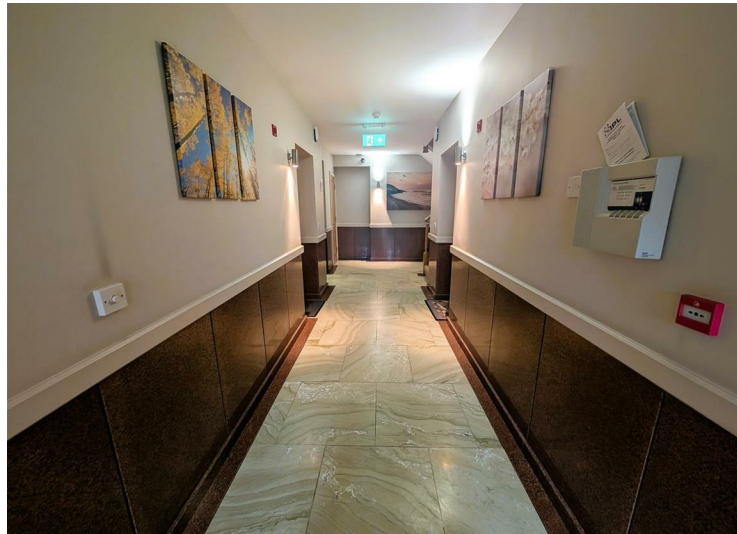
 <https://www.hickshadley.com>

**** NO UPWARD CHAIN** **RARE OPPORTUNITY TO ACQUIRE THREE DOUBLE BEDROOM PROPERTY ON THIS BESPOKE DEVELOPMENT****

A superbly presented spacious, three double bedroom first floor apartment with plenty of natural light. One of just five apartments in this privately commissioned development. The property borders onto Abbeyfields which is just off Manor Lane. This property is within easy reach of woodland walks as well as having convenient motorway access, transport links and other local amenities including excellent schools. The property provides allocated parking for two vehicles and a CCTV security system. The property briefly comprises: a luxury communal hallway with a lift, an entrance hallway with an intercom, a lounge, dining room, a fitted kitchen with appliances, a utility/ W.C, three double bedrooms all with en-suite facilities. The property further benefits from a dual heating/air-con system as well as uPVC double glazing throughout along with perfectly maintained communal gardens with private outside storage

Asking Price £295,000 - Leasehold

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Approach

Grounds are accessed by a private entrance to the parking area on the quiet cul-de-sac of Newbury Close. Two allocated parking spaces along with block paved entry to the apartment main entrance with intercom and camera surveillance.

Communal Grounds

Well maintained communal grounds which also provides a private storage facility, ideal for storing items such as bicycle.

Secure fob entry with intercom and camera surveillance. Immaculately maintained hallways with the option of stairs and lift to each floor.

Entrance Hallway

Having an intercom fitted to the wall and storage cupboards.

Lounge 18'2 x 14'3 (5.54m x 4.34m)

Having two windows to the rear elevation,dual heating/air-con system fitted to the side elevation and double doors into the dining room.

Dining Room 14'3 x 9'5 (4.34m x 2.87m)

Having a window to the rear elevation and dual heating/air-con system fitted to the side elevation

Kitchen

Having ample wall and base units, an integrated fridge freezer and Bosch dishwasher, Bosch double oven fitted, built in one and a half sink with drainer built into the worktop, a four-ring ceramic style hob with extractor overhead, granite worktops with upstand, task lighting under wall units and a dual heating/air-con system fitted.

Utility/ W.C

Partially tiled having a wall mounted water heater, toilet, a stainless-steel bowl with drainer, base and wall units and space for a washing machine.

Bedroom One 12'6 x 13'5 (3.81m x 4.09m)

Having a picture window to the front elevation, intercom fitted, dual heating/air-con system fitted and a bespoke fitted wardrobe and dressing table.

En suite

Partially tiled having a walk-in shower cubicle with thermostatic shower fitted, a chrome towel radiator fitted, an obscured window to the side elevation, a sink with a mixer tap and vanity unit and a jacuzzi style bath.

Bedroom Two 10'7 x 12'0 (3.23m x 3.66m)

Having a window to the front elevation and dual heating/air-con system fitted.

En suite

Partially tiled having a walk in shower cubicle with a thermostatic shower, a chrome towel radiator fitted and a sink with a mixer tap.

Bedroom Three 11'3 x 11'6 (3.43m x 3.51m)

Having a window to the side elevation and an aircon and heating system.

En suite

Partially tiled having a bath fitted, a toilet and sink with chrome mixer tap, a window to the side elevation and a chrome towel radiator fitted.

Property Lease Details

985 Years remaining,Service charge is £400 per quarter which includes ground rent



Agent Notes

All main services are connected . (GAS,ELECTRIC,WATER)

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

Council Tax Band :D

EPC :TBC

Tenure Information :LEASEHOLD,985 years remaining,service charge



£1,600 per annum,which is inclusive of ground rent.

Any other Material Facts :Traditional Brick and block build with tiled roof,all information has been provided by the vendor, please confirm details with a chosen solicitor.

Vendor Notes

With its adaptable spaces, this home provides the flexibility needed for a productive and comfortable work-from-home environment.

