

61 Blagdon Road, Halesowen, B63 3PX



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Hicks Hadley

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****NO UPWARD CHAIN** **EXTENDED LEASE****

A well presented, modernised two bedroom first floor apartment with garage en bloc in this most popular of locations for schools and all local amenities. The property briefly comprises: entrance hall with storage cupboard, modern refitted kitchen, modern refitted bathroom, spacious lounge diner and two double bedrooms. The property further benefits from: gas central heating, double glazing, well kept communal grounds and garage en bloc. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE ACCOMODATION. SUPERB OPTION FOR FIRST TIME BUYERS. EPC: C**

Hicks Hadley

£165,000 - Leasehold



Entrance Hall

With central heating radiator, loft hatch, storage cupboard, spotlights and doors into:

Refitted Kitchen 8'7 x 8'3 (2.62m x 2.51m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, integrated electric hob, extractor chimney over, plumbing for automatic washing machine, integrated fridge freezer, spotlights and double glazed window to side elevation.

Spacious Lounge/Diner 17'7 x 15'4 (max) (5.36m x 4.67m (max))

Having two central heating radiators, electric fire with surround, spotlights and double glazed windows to side and rear.

Refitted Bathroom 8'4 x 6'6 (max) (2.54m x 1.98m (max))

Having panel bath with central mixer tap, shower over, shower screen, heated towel rail, storage cupboard housing boiler, spotlights and obscured double glazed window to side elevation.

Bedroom One 13'7 x 12'8 (max) (4.14m x 3.86m (max))

With central heating radiator, fitted wardrobes and double glazed window to side elevation.

Bedroom Two 15'4 x 8'10 (max) (4.67m x 2.69m (max))

With central heating radiator and double glazed window to side elevation.

Outside

With front and rear communal access, well kept lawns and pathways. Nearby garage en-bloc providing parking option.

Garage En Bloc

There is a single garage-en-bloc assigned to the property.

Agents Note

Council Tax Band: B

EPC: C

We have been informed that the property is leasehold. We have been informed that the lease length is approximately 146 years.

We have been informed that the property has a service charge of £1020 per annum.



All main services 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)

