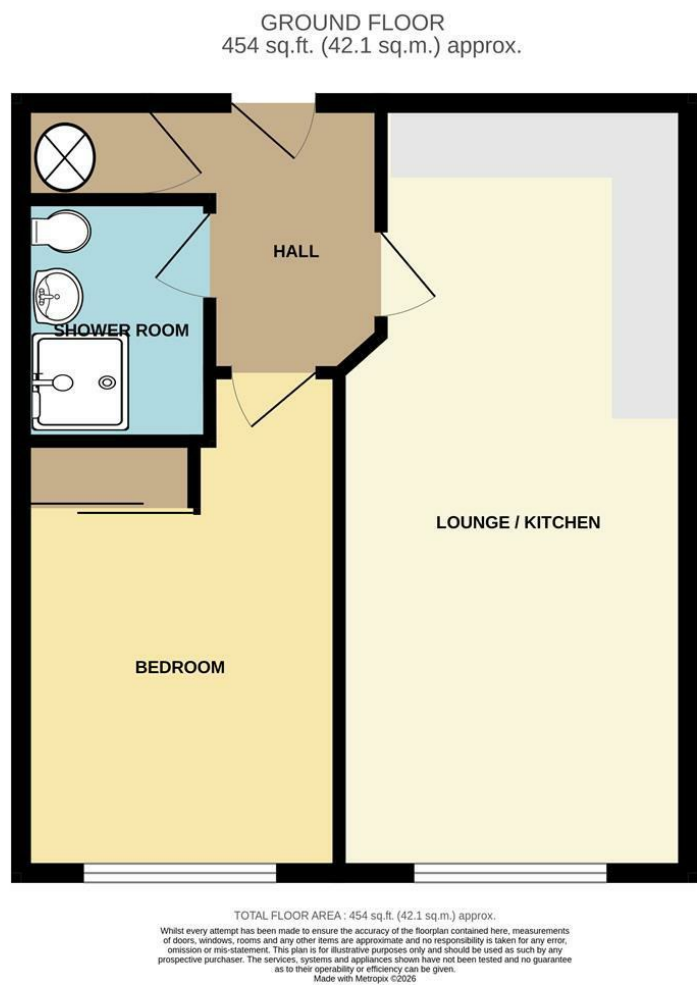


27. Portway Road, Rowley Regis, B65 9DB



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Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

****NO UPWARD CHAIN****

Superbly presented one bedroom ground floor apartment in this most convenient of locations for access to transport links and all local amenities. The property briefly comprises: entrance hall with storage cupboard, open plan kitchen/diner/lounge. double bedroom with integrated wardrobe and generously sized shower room. The property further benefits from the use of the car park at the rear, well kept communal areas and double glazing. VIEWING HIGHLY RECOMMENDED. EPC: C

Hicks Hadley

Offers In The Region Of £95,000 - Leasehold



Entrance Hall

Having storage cupboard, intercom, electric heater and access doors into:

Spacious Open Plan Kitchen/Diner/Lounge 23'1 x 10'4 (7.04m x 3.15m)

To include:

Fitted Kitchen 10'4 x 9'1 (3.15m x 2.77m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, integrated oven, electric hob, extractor over, spotlights, integrated washing machine, splash back tiling and open plan access into:

Lounge/Diner 13'7 x 10'4 (4.14m x 3.15m)

With three electric heater and double glazed window to rear elevation.

Shower Room 7'2 x 5'6 (2.18m x 1.68m)

With large walk in shower, low flush wc, pedestal wash hand basin and heated electric towel rail.

Double Bedroom 14'8 x 9'4 (max) (4.47m x 2.84m (max))

With integrated wardrobes, two electric heaters and double glazed window to rear elevation.

Outside

Front: With communal lawns, hedges and pathway to the main entrance door.

Rear: With residents car park accessible via the right hand side of the building.

Agents Note

Council Tax Band: A

EPC: C

We have been informed that the property is leasehold. We have been informed that the lease length is approximately 135 years.

We have been informed that the property has a ground rent of £230 per annum and a service charge of £1376 per annum.

All main services connected except for gas.

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

