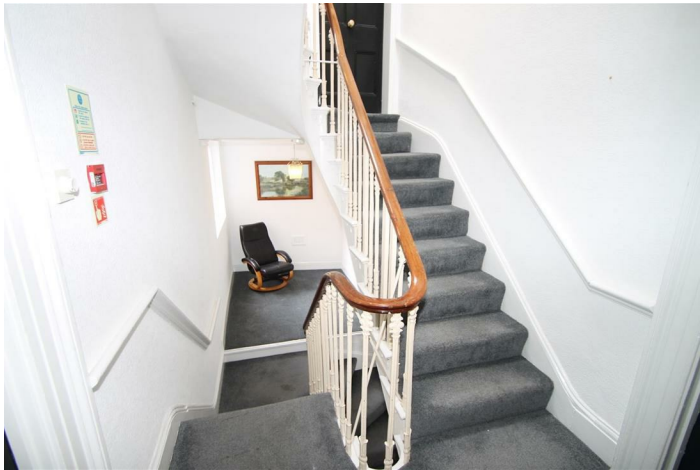


flat 4 61 Birmingham Road, Stourbridge, DY9 9JY



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Hicks Hadley

Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

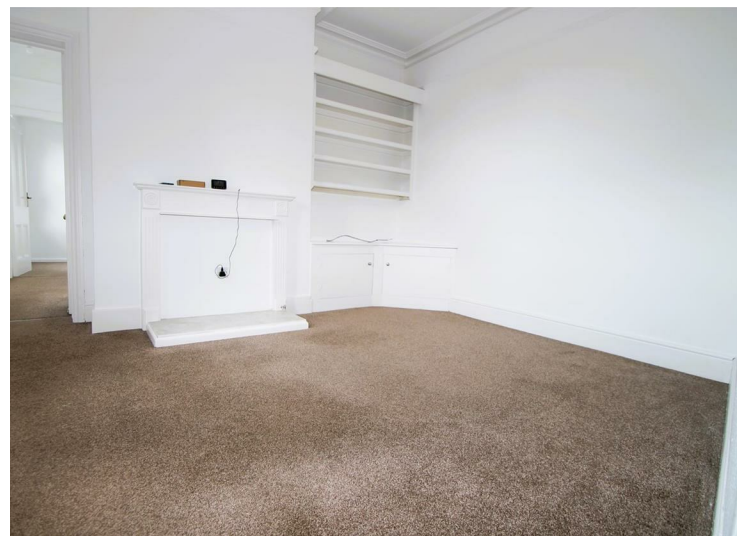
https://www.hickshadley.com

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

Hicks Hadley welcome an opportunity to buy this well presented first floor, one bedroom apartment in a prestigious period building just minutes away from Hagley with countryside walks on the door step. Set just off the main road and recently re decorated the property features situated perfectly for commuters. This property features fitted kitchen, spacious lounge, double bedroom, modern bathroom with shower, parking to the front. EPC: D, Council Tax: B

**Asking Price £140,000 - Leasehold**





#### Entrance hallway

**Lounge 13'0"max x 13'1"max (3.96mmax x 3.99mmax )**

Double glazed window fitted to the side elevation, Radiator fitted to the side elevation, Shelving built in.

**Kitchen/Dining room 9'5" x 8'6" (2.87m x 2.59m)**

Double glazed window fitted to the side elevation, Ample oak style units fitted, Appliance space for washing machine and under counter fridge/freezer, Combi boiler wall mounted with boiler housing unit, Stainless steel sink with drainer, Oven and hob fitted, Partially tiled walls.

**Bedroom one 13'1"max x 7'1" (3.99mmax x 2.16m)**

Double glazed windows fitted to both side elevations allowing for much natural sunlight through, Radiator fitted to the inside elevation.

#### Family bathroom

Privacy double glazed window fitted to the side elevation, bath tub fitted with electric shower over head, partially tiled walls, sink with low flush W.C fitted.

#### 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

Council Tax Band :B

EPC :D

Tenure Information :Leasehold- The lease was extended until 24 June 3087

Service charge approx. £45 per month



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

