

87 Blakedown Road, Halesowen, B63 4NQ



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Hicks Hadley

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

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****NO UPWARD CHAIN** **EXTENDED LEASE** **FAR REACHING VIEWS****
A beautifully presented and deceptively spacious first floor apartment with terrific countryside views, situated in a respected residential location with easy access to transport links, schools and Halesowen town centre. The property briefly comprises: An Entrance hall, fitted kitchen with ample storage space, a great size lounge/diner with far reaching views, two double bedrooms and a family bathroom. This property also offers a garage to the rear of the property along with Double glazing, central heating and a private low maintenance garden.

Asking Price £190,000 - Leasehold

Hicks Hadley



Entrance Hallway

Kitchen

Partially tiled with matching wall and base units, a one and a half bowl sink with a mixer tap, worktop with upstand, space for a cooker and a double glazed upvc window to the rear elevation, Integrated under counter fridge and freezer.

Lounge/Diner

With a double glazed upvc window to the front elevation, an electric fireplace with a feature surround, wall lights fitted to the side elevation and a central heating radiator fitted to the side elevation, Far reaching views over Clent Hills.

Bedroom one

With a double glazed upvc window to the rear elevation, Bespoke fitted wardrobe along with dressing table and drawers, central heating radiator fitted to the side elevation.

Bedroom two

With a double glazed window to the front elevation with far reaching views over Clent hills countryside, Central heating radiator fitted to the inside elevation.

Bathroom

Having a double glazed obscured window to the rear elevation, a bath fitted with separate hot and cold taps with an thermostatic shower over, a wash hand basin with separate hot and cold taps and a vanity unit underneath, a w.c fitted and a heated towel rail fitted to the side elevation.

Outside

Front: With a wide walkway leading to a front communal entrance door, Well maintained communal grounds

Rear: Low maintenance garden which makes for perfect socializing space.

Garage

With up and over garage door.



Agent's Note

All main services are connected.

EPC:C

COUNCIL TAX BAND: B

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

Vendor Note

We have been informed by the vendor that their is an annual service charge of approximately £776 per annum. We have also been informed that there is a ground rent charge of £175 approximately per annum.

Lease length- 122 Years remaining

