

28 Ashwood Close, Oldbury, B69 4SD



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Hicks Hadley

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****NO UPWARD CHAIN** **GREAT INVESTMENT OPPORTUNITY WITH POTENTIAL RENTAL YIELD OF 7%****

An immaculately presented two bedroom first floor apartment in this most popular of locations; very close to amenities, schools and with excellent access to the motorway network. The property briefly comprises: entrance hall with storage cupboard, two great size bedrooms, well presented family bathroom, open living/dining area with Juliette balcony, modern refitted kitchen. The property also benefits from allocated parking, Double glazing where specified. Viewing HIGHLY RECOMMENDED.

Asking Price £135,000 - Leasehold



Entrance Hallway

Composite entrance door fitted, Storage cupboard and housing for water heater, Wall mounted radiator fitted to the side wall, Two light fixtures fitted to the ceiling.

Bedroom One 10'8" x 13'4"max (3.25m x 4.06mmax)

Six point light fixture fitted to the ceiling, Double glazed window fitted to the front elevation.

Bedroom Two 13'4"max x 7'8" (4.06mmax x 2.34m)

Double glazed window fitted to the front elevation, Radiator wall mounted to the side elevation, Five point light fixture to the ceiling.

Bathroom

Partially tiled walls, Wall mounted radiator fitted, White suite fitted with glass shower screen.

Lounge/Diner 26'4"max x 10'2"max (8.03mmax x 3.10mmax)

Radiator wall mounted to the inside wall, Double glazed window fitted to the front elevation, Juliet style balcony to front elevation, Two five point light fixtures fitted to the ceiling.

Kitchen 7'9" x 7'2" (2.36m x 2.18m)

One and a half bowl sink with drainer fitted with mixture tap, Partially tiled walls, Electric integrated oven, hob and extractor fitted, Stainless steel splash back, Space for washing machine, slimline dishwasher and fridge freezer, Ample unit space, Light fixture to ceiling.

Agent Notes

All main services are connected . (Electric / Water)

Broadband/Mobile coverage- please check on link -//checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band :A

EPC :TBC



Tenure Information :LEASEHOLD
Ground rent £130 per year approx
Service charge £921 approx per half year.

Any other Material Facts Brick build with tiled roof.

