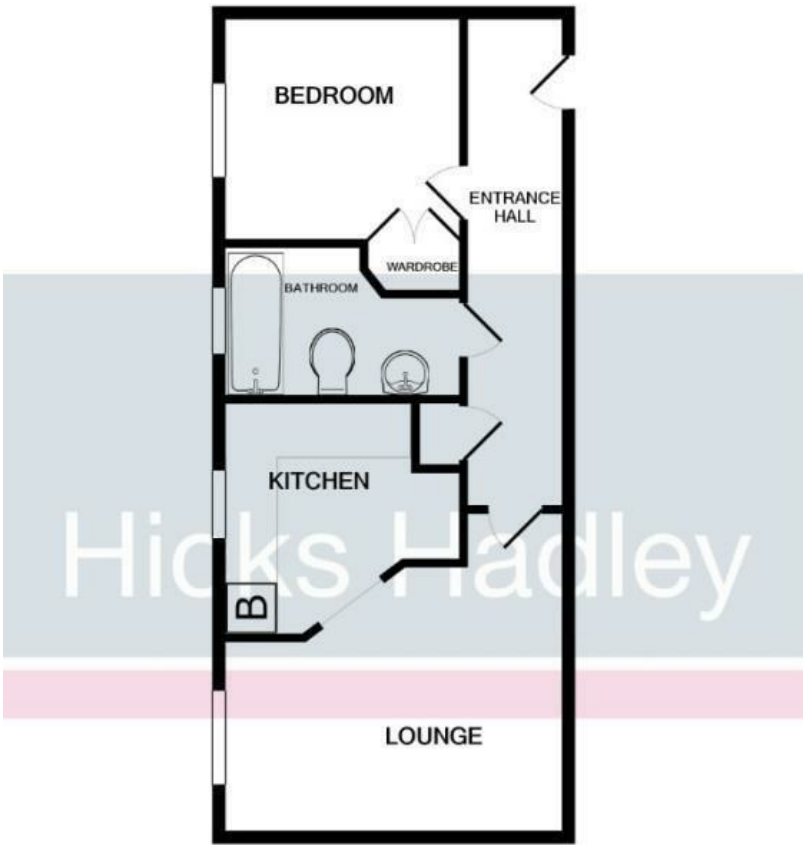


56 Brett Young Close, Halesowen, B63 3BJ



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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56 Brett Young Close, Halesowen



Hicks Hadley

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



0121 585 66 67



sales@hickshadley.com



<https://www.hickshadley.com>

****NO UPWARD CHAIN****

A superb one bedroom ground floor apartment in this most popular of locations for access to Halesowen town centre and all local amenities. The property briefly comprises: entrance hall, open plan living area to include: spacious lounge/diner and fitted kitchen, bathroom and double bedroom. The property further benefits from: double glazing, gas central heating, one allocated parking space and well kept communal grounds. A FANTASTIC OPTION FOR FIRST TIME BUYERS AND DOWNSIZERS. EPC: C

Offers Over £127,500 - Leasehold

Hicks Hadley



Entrance Hall

With front door entrance, storage cupboard, central heating radiator and doors into:

Open Plan Living Area

With access into:

Fitted Kitchen 9'4" x 7'2" (max) (2.869 x 2.188 (max))

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated Zanussi oven, integrated fridge/freezer, integrated automatic washing machine, gas hob, cupboard housing wall mounted Ideal boiler, splash back tiling and double glazed window to front elevation.

Spacious Lounge/Diner 13'1" x 12'5" (max) (4.011 x 3.796 (max))

With two central heating radiators and double glazed windows to front and side elevation.

Bathroom 9'4" x 6'1" (2.863 x 1.869)

Having panel bath with shower over, shower screen, pedestal wash hand basin, low flush wc, splash back tiling, central heating radiator and obscured double glazed window to front elevation.

Double Bedroom 9'3" x 8'10" (2.841 x 2.705)

With integrated wardrobe and double glazed window to front elevation.

Outside

With car park having one allocated space and visitor parking to the right hand side and communal entrance to the rear 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 110 years.

We have been informed that the property has a ground rent of £200 and a service charge of £981 per annum.

All main services connected: gas, electric and water.

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)

