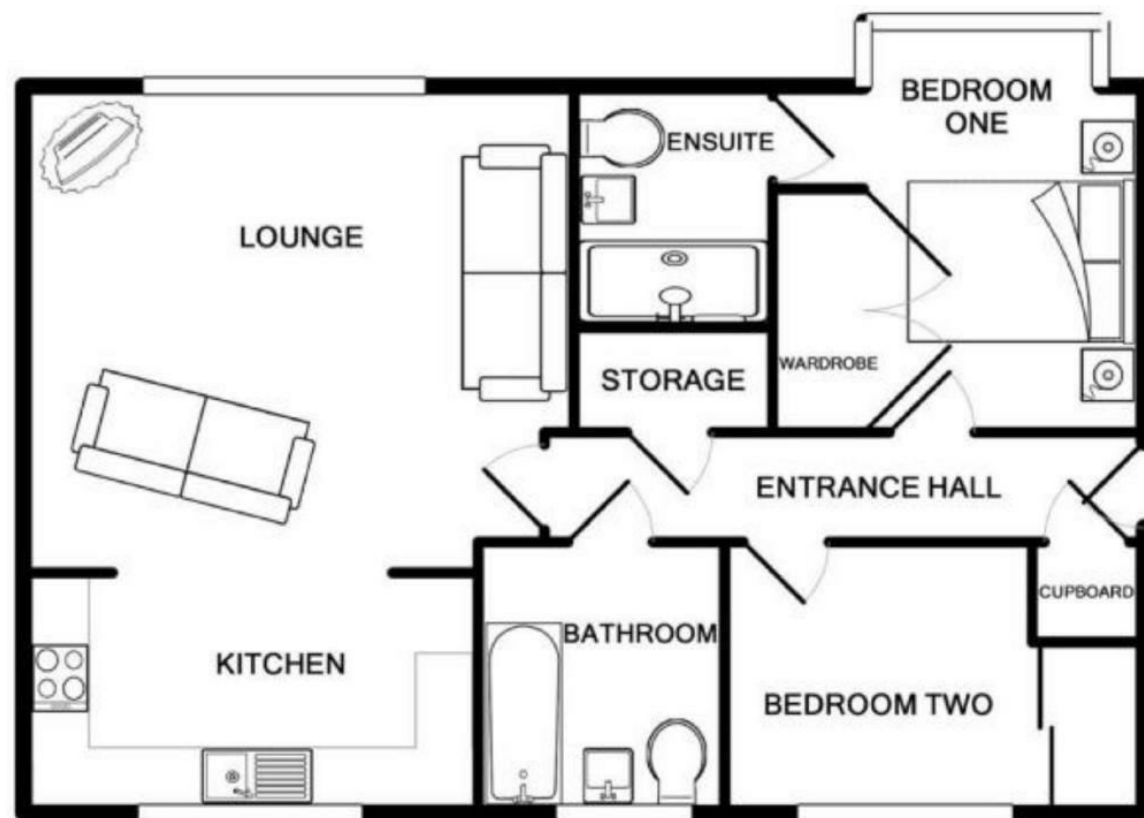


23 Bethesda Gardens, Halesowen, B63 2UN



TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 SQ.M.)

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  
Made with Metropix ©2012




## 23 Bethesda Gardens, 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\*\* \*\*VERY LONG LEASE\*\***

A superbly presented and conveniently located two bedroom ground floor apartment; excellently situated for access to schools, transport links and all local amenities. The property briefly comprises: entrance hall, 'L' shaped open plan living area with kitchen and lounge, two double bedrooms (bedroom one having ensuite shower room) and large separate bathroom. The property further benefits from: gas central heating, double glazing, allocated parking and communal gardens. VIEWING HIGHLY RECOMMENDED. SUPERB OPTION FOR LANDLORDS AND FIRST TIME BUYERS. EPC: B

**Offers In The Region Of £135,000 - Freehold**

**Hicks Hadley**





**Entrance Hall**

Having secure intercom, cupboard housing boiler, central heating radiator and doors leading to:

**'L' Shaped Open Plan Living Area/Kitchen  
21'1 x 16'10 (6.43m x 5.13m)**

Having a range of wall and base units with worktops over, single drainer sink unit, integrated oven, gas hob, extractor chimney over, integrated washer dryer, space for fridge/freezer, breakfast bar area, two central heating radiators and two double glazed windows.

**Bedroom One 12'8 x 9'11 (3.86m x 3.02m)**

Having central heating radiator, wardrobe, double glazed window and access into:

**Ensuite Shower Room 6'2 x 4'11 (1.88m x 1.50m)**

With shower cubicle, pedestal wash hand basin, low flush wc, heated towel rail and obscured double glazed window.

**Bedroom Two 9'11 x 8'2 (3.02m x 2.49m)**

With central heating radiator and double glazed window.

**Bathroom 9'9 x 6'5 (2.97m x 1.96m)**

Having panel bath, pedestal wash hand basin, low flush wc, central heating radiator and obscured double glazed window.

**Outside**

With allocated parking space, communal entrance point and communal gardens.

**Agents' Note**

Council Tax Band: A

EPC: B

We have been informed that the property is leasehold. We have been informed that the lease length is approximately 986 years.

We have been informed that the property has a service charge of £1600 per annum.

All main services connected (gas/electric/water).

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

