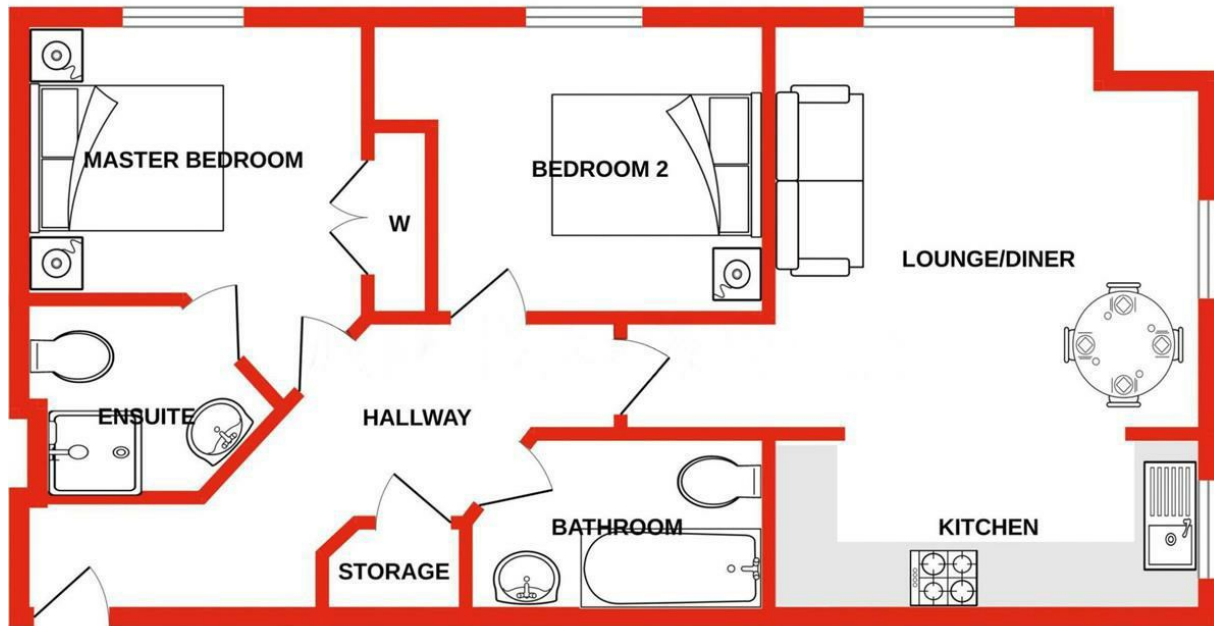


38 Brett Young Close, Halesowen, B63 3BJ

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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38 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>

****GROUND FLOOR APARTMENT** **NO UPWARD CHAIN****

A well presented two bedroom apartment in this ever popular cul-de-sac superbly located for access to Halesowen Town Centre, schools and transport links. The property briefly comprises: entrance hall with storage cupboard, spacious open plan fitted kitchen with lounge and dining area offering modern style living, two double bedrooms (bedroom one with ensuite shower room) and generously sized separate bathroom. The property further benefits from: good length lease, gas central heating, double glazing and allocated parking space. EARLY VIEWING HIGHLY RECOMMENDED. EPC: B

Hicks Hadley

Offers In The Region Of £157,500 - Leasehold



Entrance Hall

With secure intercom, storage cupboard and doors into:

Spacious Open Plan Kitchen/Diner/Lounge 19'5 x 12'6 (max) (5.92m x 3.81m (max))

Having matching wall and base units with worktops over, integrated oven, gas hob, extractor chimney over, plumbing for automatic washing machine, single drainer sink unit, space for fridge/freezer, splash back tiling, two central heating radiators, two double glazed windows to side elevation and double glazed window to rear elevation.

Bedroom One 11'3 x 10' (max) (3.43m x 3.05m (max))

with integrated wardrobe, central heating radiator, double glazed window to rear elevation and door into:



Ensuite

With corner shower cubicle, vanity wash hand basin and low flush wc.

Bedroom Two 11'8 x 8'7 (max) (3.56m x 2.62m (max))

With central heating radiator and double glazed window to rear elevation.

Bathroom 9'4 x 5'1 (max) (2.84m x 1.55m (max))

Having panel bath with shower over, shower screen, low flush wc, pedestal wash hand basin, central heating radiator and tiled flooring.

Outside

With communal areas and allocated parking space at the rear.

Agents Note

Council Tax Band: TBA

EPC: B

We have been informed that the property is leasehold. We have been informed that the lease length is approximately 108 years.

We have been informed that the property has a service charge of £926 per annum.

All main services connected (electric/gas/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)

