

6 Canterbury Close, Rowley Regis, B65 0SQ



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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU



0121 585 66 67



sales@hickshadley.com

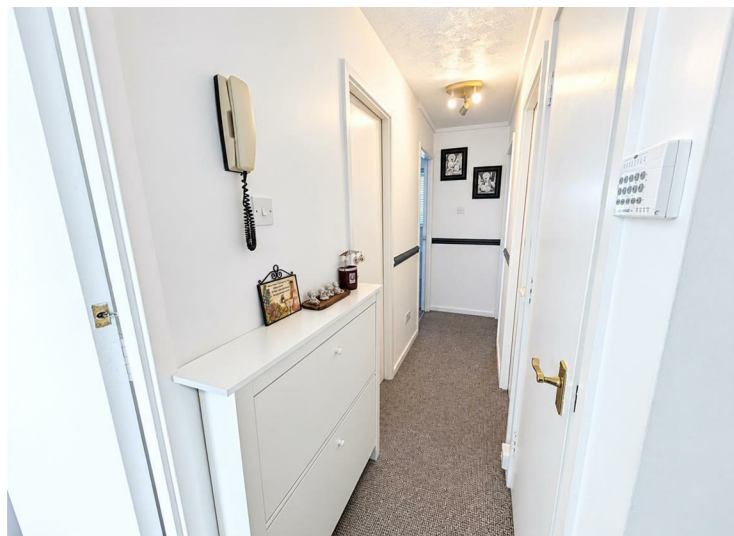


<https://www.hickshadley.com>

Hicks Hadley are delighted to welcome to the market this well-presented two-bedroom ground-floor apartment, ideally positioned for commuters, first-time buyers and investors alike. The property benefits from an extended lease and enjoys a convenient yet peaceful location, being tucked away within a quiet cul-de-sac while remaining close to a range of local amenities, excellent transport links and providing easy access to the motorway network. The accommodation briefly comprises an entrance hallway with intercom system, a front-facing lounge/diner, fitted kitchen, two well-proportioned bedrooms and a family bathroom. An excellent opportunity for those seeking a conveniently located home or a sound investment, early viewing is highly recommended.

Asking Price £110,000 - Leasehold

Hicks Hadley



Entrance hallway 13'9" x 2'7" (4.2 x 0.8)

Intercom wall mounted, Storage cupboard housing water tank.

Lounge/Diner 13'9" x 12'1" (4.2 x 3.7)

Double glazed window fitted to the front elevation.

Kitchen 7'10" x 7'2" (2.4 x 2.2)

Stainless steel one bowl sink with drainer, appliance space for washing machine, dryer and fridge freezer, ample unit space available, partially tiled walls.

Bedroom one 8'10" x 8'6" (2.7 x 2.6)

Double glazed window fitted to the rear elevation, built in cupboard space, electric heater fitted to the inside elevation.

Bedroom two 7'6" x 7'2" (2.3 x 2.2)

Double glazed window fitted to the rear elevation, electric heater fitted to the inside elevation.

Family bathroom

Partially tiled walls, bath tub with electric shower fitted above, shower screen fitted, electric radiator fitted to the inside elevation, low flush w.c sink fitted with tiled splashback above.

Lease details

Lease Length-125 year lease, Remaining amount is 122 years.

Ground rent £100 Approx

Service charge £1075 Approx

Freehold managers Limited-Butlers Wharf building

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 :D

Tenure Information :Leasehold

Any other Material Facts :Traditional brick and block build with render and tiled roof. Please



note all information has been provided by the vendor, Please confirm all details with a chosen solicitor.

