

70 Cavalier Drive, Halesowen, B63 4SQ



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### Hicks Hadley

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Halesowen  
West Midlands  
B63 4PU

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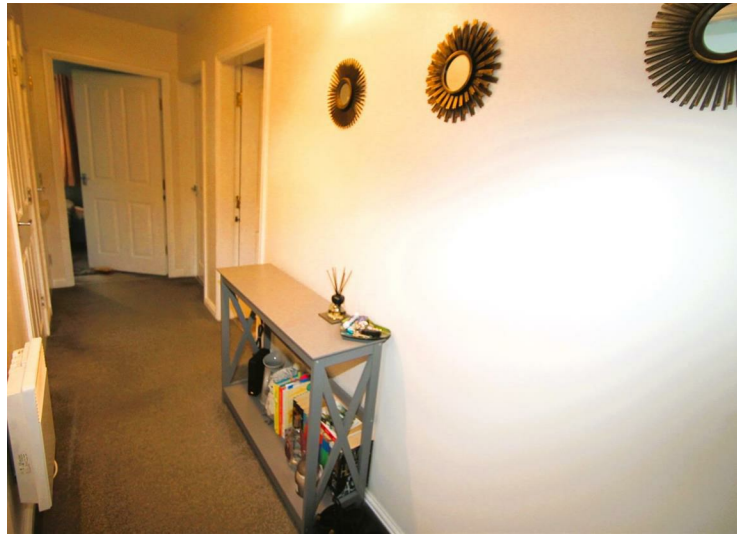
 [sales@hickshadley.com](mailto:sales@hickshadley.com)

 <https://www.hickshadley.com>

**\*\*IDEAL FIRST TIME BUY\*\* \*\*TWO BEDROOM THIRD FLOOR APARTMENT\*\***

Hicks Hadley are delighted to present this modern, purpose-built apartment, ideally situated in a highly convenient location just a short distance from Halesowen Town Centre and its excellent range of amenities, transport links and motorway connections. The property briefly comprises a welcoming lounge, fitted kitchen, master bedroom with private balcony, a second bedroom and a well-appointed bathroom. Further benefits include allocated parking and well-maintained communal grounds. Early viewing is highly recommended.

**Offers Over £150,000 - Leasehold**



**Communal entrance hallway**  
With intercom entry system.

**Hallway**  
With electric heating and walk-in cupboard, ceiling light point, loft access, doors off to:-

**Lounge 14'11 x 11'10" (4.55m x 3.61m)**  
With double glazed window overlooking front elevation, feature fireplace with fitted fire, ceiling light point.

**Fitted kitchen 9'8 x 6'2" (2.95m x 1.88m)**  
Fitted with wall and base units with work surfaces over, single drainer sink, integrated electric oven and hob with extractor over, plumbing for washing machine, double glazed window, Appliance space for fridge freezer.

**Bedroom one 10'3 x 10'9" (3.12m x 3.28m )**  
With double glazed patio door leading to the balcony.

**Bedroom two 10'2 x 6'11" (3.10m x 2.11m )**  
With double glazed window overlooking Highfields Park, storage cupboard.

**Bathroom**  
Having panel bath with shower over, wash hand basin, low level w.c, obscured double glazed window to rear elevation.

**External**  
Having communal gardens and allocated parking.

**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 :B

EPC :TBC

Tenure Information :Leasehold

Any other Material Facts :Traditional brick and block build, All information has been provided by the vendor, Please confirm details with a chosen solicitor.

**Lease details**  
Lease term-155 term remaining-134



Ground rent-£110 per annum

Service charge-£1761 per annum

