MORGAN
ESTATE AGENTS

# Oldbury Road, Rowley Regis

£80,000

**Features:**

- A 1 bedroom ground floor flat
- Recently refurbished
- Living room
- Kitchen
- Bathroom
- Double bedroom
- Gas C.H. & double glazing
- EPC ratng D

**Description:**

A recently refurbished one bedroom ground floor flat, well located for the amenities of Blackheath town centre and commuter routes across the region. The property briefly comprises: hall, recently fitted breakfast kitchen with matching units and cupboards, inset sink, integrated electric oven and hob, with space and connections for a washing machine and refrigeration. There is a well-proportioned living room and double bedroom with feature Bay window. The modern bathroom has a P shaped bath with mixer taps and shower. Outside to the rear is the shared garden with lawn and paths. The property further benefits from gas central heating and double glazing

**Details:**

**Hall**

**Kitchen**
11' 0'' x 7' 2'' (3.35m x 2.18m)

**Living Room**
13' 5'' x 11' 0'' (4.09m x 3.35m)

**Bedroom**
13' 2'' into bay x 10' 0'' (4.01m x 3.05m)

**Bathroom**
7' 0'' x 5' 6'' (2.13m x 1.68m)

**EPC Rating:** D
**Council Tax Band:** A (tbc by solicitors).
**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.

## How can we help you?

**Need a mortgage?**
We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: www.morganfs.co.uk

**Property to sell?**
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

**Need a solicitor?**
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

**Need a removal company and storage?**
A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR 450 sq. ft.
( 41.9 sq. m. )

TOTAL FLOOR AREA : 450 sq. ft. ( 41.9 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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