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homes

FLAT 1 BEECHDALE, PERRY HILL ROAD, OLDBURY, WEST MIDLANDS, B68 0AJ
£85,000





LOCATION

The property occupies a pleasant position within this popular location and is handy for local shopping facilities, amenities and schools, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Perry Hill Lane, left again into Perry Hill Road and Beechdale is then situated a short distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is a very well presented, thoughtfully improved, spacious ground floor flat in popular, convenient location approached via a communal entrance and briefly comprising the following accommodation, all on the ground floor :- Entrance hall (with intercom receiver), Superb open plan lounge/Re-fitted kitchen area (with integral oven/hob), 2 bedrooms (master having fitted wardrobes with mirrored sliding doors), bathroom. Outside are communal gardens, communal residents parking (offered on a first come, first served basis), and there is a Garage in separate block. Double Glazing and electric heating. EPC rating D.

Communal Entrance

Leading to the accommodation.

Entrance Hall

Tiled floor, intercom receiver, and doors off to :-

Open Plan Lounge/Re-Fitted Kitchen Area 21' 5''(max overall) x 11' 0''(max)(6.52m x 3.35m)

Comprising :-

Lounge Area 11' 10'' x 11' 0''(max) (3.60m x 3.35m)

Double glazed picture window to the front providing pleasant outlook, electric heater, laminated style floor and opening through to :-

Re-Fitted Kitchen Area 8' 5'' x 9' 0'' (2.56m x 2.74m)

Double glazed window to the side, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, complimentary tiling to the walls, and tiled floor.

Bedroom One 12' 5'' x 9' 11''(to back of wardrobe) (3.78m x 3.02m)

Double glazed window to the side, electric heater, and fitted wardrobes with mirrored sliding doors, hanging rail and storage.

Bedroom Two 8' 11'' x 6' 3'' (2.72m x 1.90m)

Double glazed window to the side.

Bathroom 9' 10''(max) x 4' 10''(max) (2.99m x 1.47m)

Double glazed window to the rear, electric heated towel rail, and attractive suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, complimentary tiling to the walls and built in storage cupboard.

Communal Gardens

Communal lawn areas and pathway to the accommodation.

Communal Parking

Communal residents parking offered on a first come, first served basis.

Garage

In separate block with up and over door.

Tenure

Vendors advise the property is Leasehold with approx 49 years left on the lease. The agents are advised there is a current service charge of £500 (per 6 months which includes Buildings insurance) and a ground rent of £12.50 (per 6 months). The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.



