



**1b St Pauls Court**  
Halesowen, B62 8HY

**Asking Price £98,000**

### Entrance Hall

Communal front door with stairs rising to the first floor and front door leads into the entrance hall which has a storage cupboard and airing cupboard.

### Lounge

3.47m x 3.89m (11'4" x 12'9")

Spacious lounge with two windows to the front. Carpeted throughout. Store cupboard.

### Kitchen

2.55m x 2.12m (8'4" x 6'11")

A range of eye and low level units incorporating a stainless steel sink and drainer unit, plumbing for a washer installed and recesses for a tall freestanding fridge freezer and cooker. Window to the side. New vinyl flooring laid.

### Double Bedroom

2.55m x 3.27m (8'4" x 10'8")

Window to the rear. Carpeted throughout

### Bathroom

1.43m x 2.38m (4'8" x 7'9")

A three piece suite comprising: paneled bath with shower over, low level WC and pedestal wash hand basin. Window to the rear.

### Outside

Allocated parking to the front for residents and side pathway leading to the communal gardens at the rear.

### Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### Associated Costs

Service charge costs £45.00 per month/£540.00 per annum through Cottons covering the building insurance, the accounts for companies house and any surplus is then used for buildings maintenance etc.

### Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the



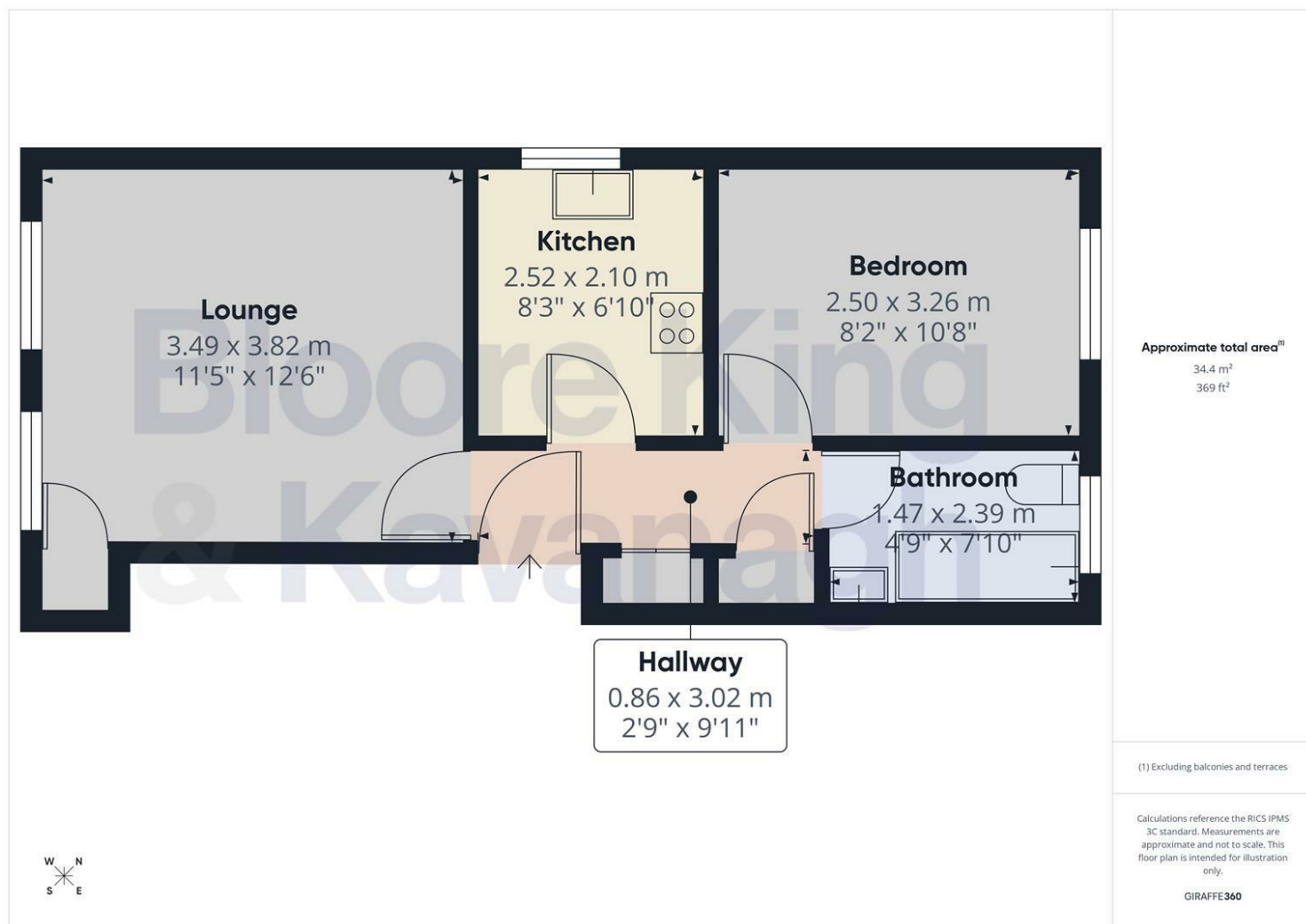
maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

**PLANNING PERMISSION/ BUILDING REGULATIONS:**

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements