



2 Witton Bank
Halesowen, B62 9PL

Asking Price £140,000

Property Description

Bloore King & Kavanagh are pleased to present this two double bedroom, first floor flat within a private development in a sought after area of B62 Halesowen.

Offering allocated parking and a garage in a separate block, this property is briefly comprising of; front landing, entrance hall, fitted breakfast kitchen, two double bedrooms and bathroom.

Well maintained communal gardens surround the building and there is no upward chain requirement.

Annual return on investment equaling to £9,000.00 per annum. EPC - C / CT Band - B

Location

Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre. The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.

Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

Front Landing

Accessible via fire door on first floor landing. Ideal for storage and leading to front door access.

Entrance Hall

Built in recess and built in storage. Doors leading to all rooms.

Lounge

3.65m x 4.67m (11'11" x 15'3")

Window to front. Carpeted throughout.

Fitted Breakfast Kitchen

4.01m x 3.65m (13'1" x 11'11")

A range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, recess for a freestanding cooker and plumbing for a washing machine. The boiler for the property is housed on the wall. Sufficient space for a reasonably sized breakfast table. Window to rear.

Bathroom

2.18m x 1.75m (7'1" x 5'8")

Three piece bathroom suite comprising; low level flush WC, pedestal wash hand basin and bath with electric shower unit over. Window to rear.

Bedroom One

3.65m x 3.14m (11'11" x 10'3")

Window to rear.



Bedroom Two

2.99m x 3.14m (9'9" x 10'3")

Window to front.

Lease Information

Lease length - 106 years remaining on lease.

Service charge - £560.00 charged half yearly. £1,120.00 total.

Ground rent - £0.00.

Leasehold

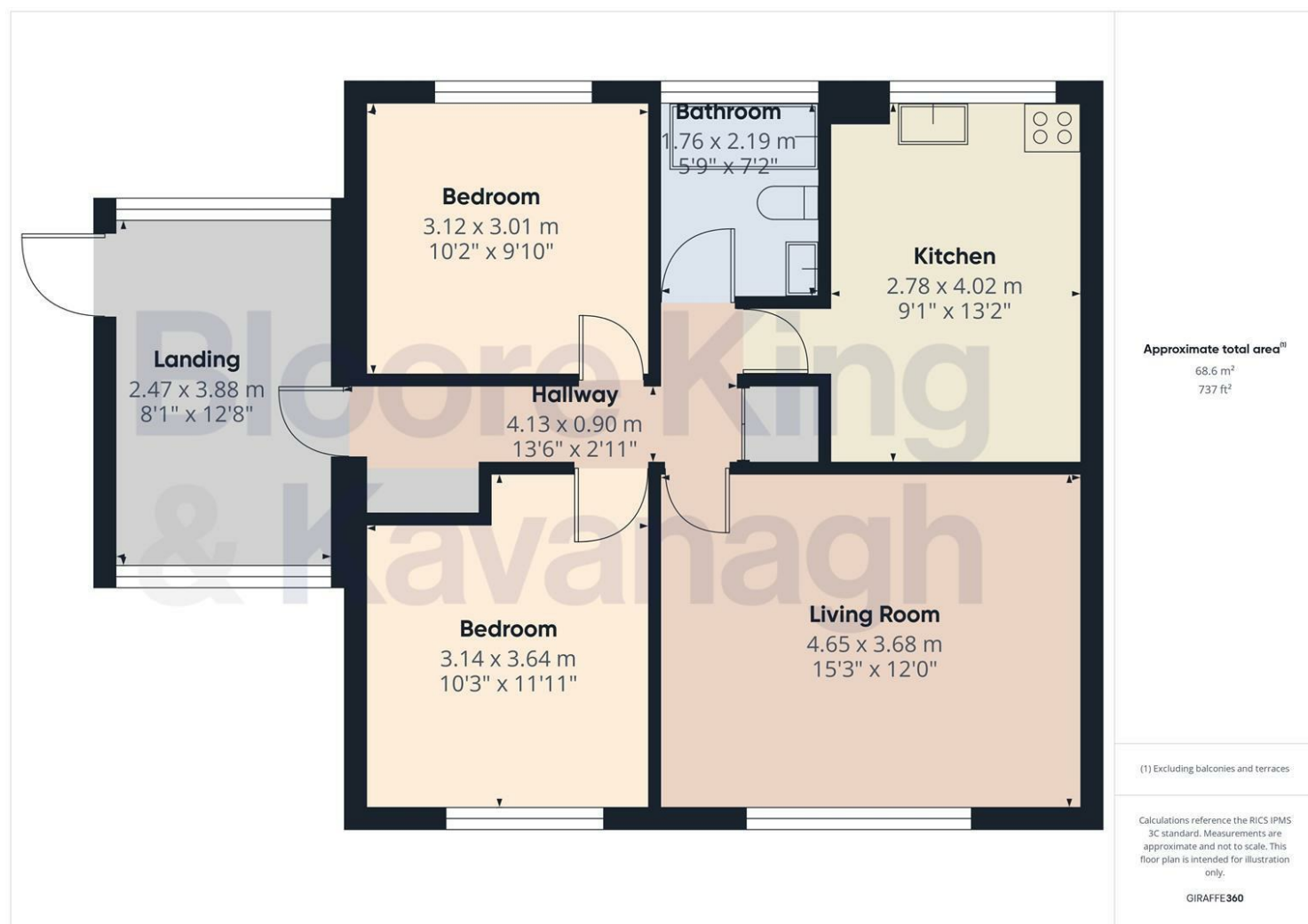
We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents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

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