



Bloore King & Kavanagh

Sales & Lettings



74 Century Way
Halesowen, B63 2TQ

Asking Price £150,000

Communal Entrance

Ground floor entry. Post box facilities on the ground floor along with communal cupboard housing electric meters.

Entrance Hall

Carpeted throughout. Built in store cupboard housing consumer unit. Security intercom system installed. Doors to both bedrooms, lounge/kitchen and bathroom.

Lounge

Window to side. Carpeted throughout. Double internal doors opening into:

Fitted Kitchen

Window to front. Good range of eye and low level units incorporating: stainless steel sink and drainer, integrated oven and grill, electric hob with extractor over, plumbing for a freestanding washing machine and recess for a tall freestanding fridge freezer. Housing boiler in cupboard on front wall. Laminate flooring.

Bedroom One

Window to side. Carpeted throughout. Built in recess available.

Bedroom Two

Window to side. Carpeted throughout.

Bathroom

Three piece suite comprising: paneled bath with mains fed shower unit over, pedestal wash hand basin and low level WC. Heated towel rail. Partly tiled walls and laminate flooring.

External Aspect

Allocated parking space and additional visitors spaces. Communal bin store situated in the car park. Communal gardens surround the rear and side of the building.

Lease Information

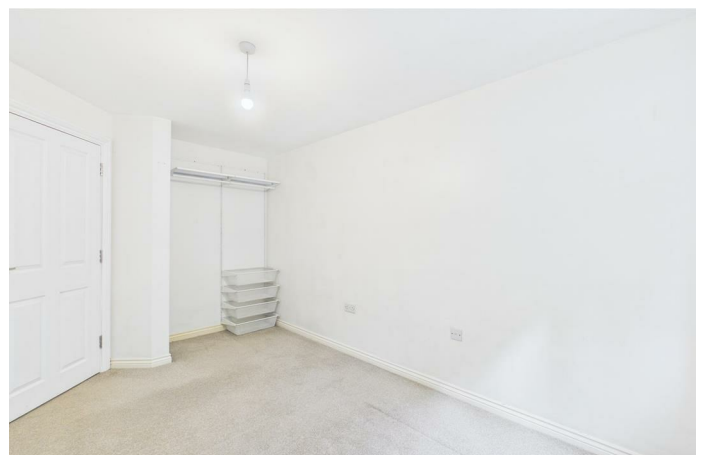
- 106 years remaining on the lease.
- Service charge for last year (2025) was; £1,074.73
- Ground rent; £150.00

Leasehold

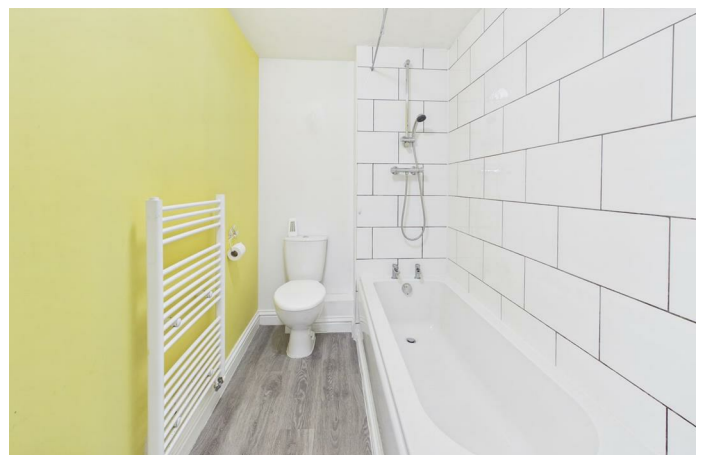
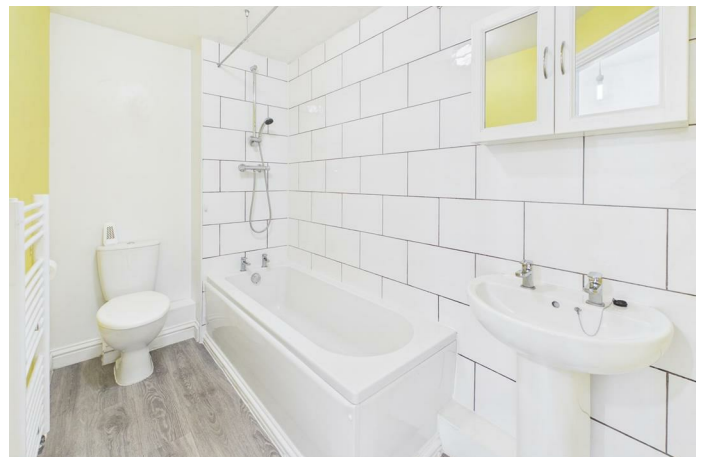
We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents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

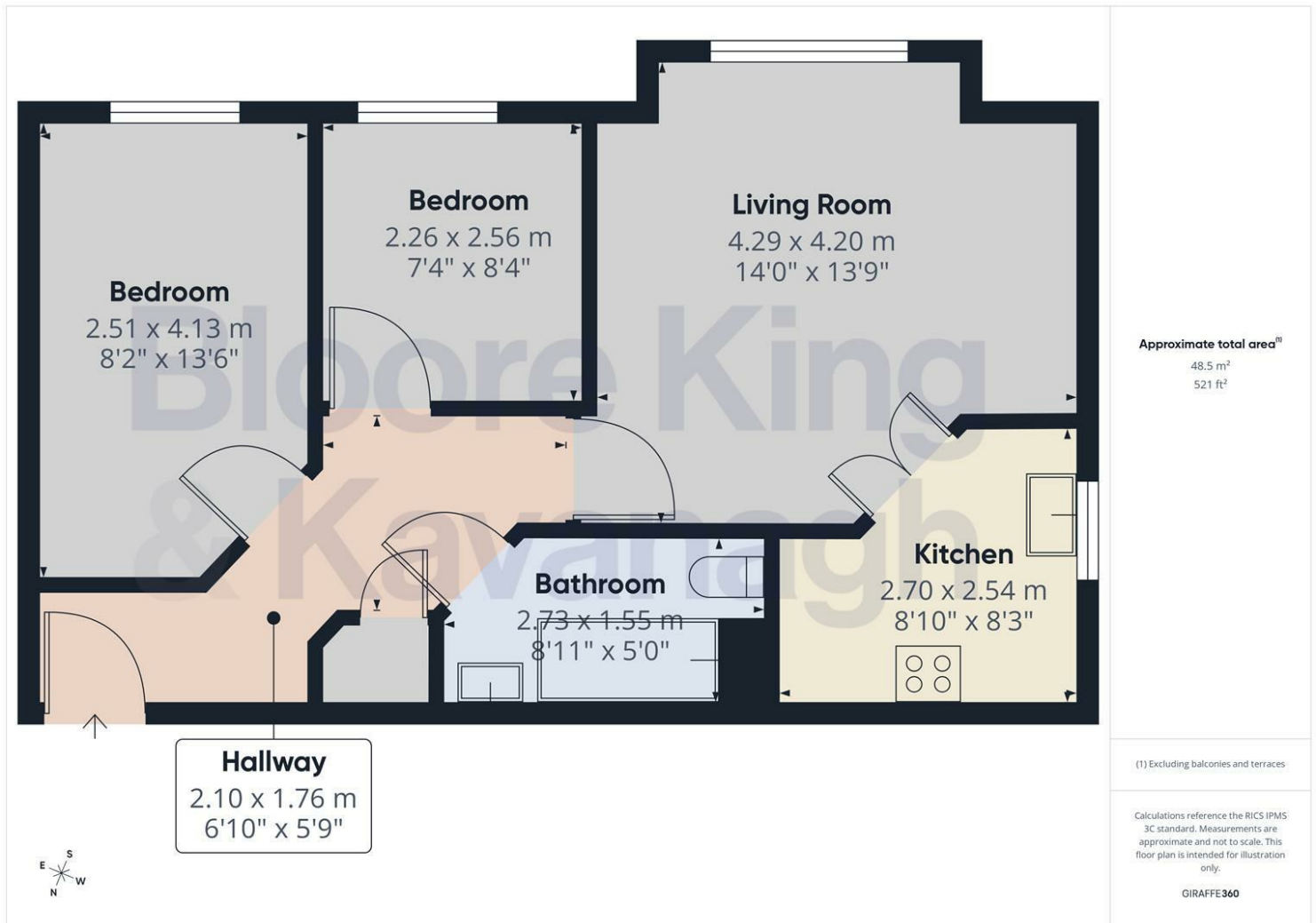
Brochure Declaration

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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