



Victoria Court Binswood Road

, Halesowen, B62 9BQ

Asking Price £140,000



A two bedroom first floor flat, situated in a sought out after B62 postcode border lining Quinton and within walking distance to local, convenient amenities. Well presented throughout.

This property benefits from electric heating throughout, double glazing and briefly offers: entrance hall with ample storage, lounge, fitted kitchen, two double bedrooms, bathroom and separate WC.

Outside there are communal areas with communal parking available. EPC - TBC / CT Band - A



Communal Entrance

Ground floor communal entrance with stairs leading to first floor where flat is located. No lift access.

L Shaped Entrance Hallway

Laminate flooring laid. Three separate built in storage cupboards. Doors to both bedrooms, lounge, bathroom and separate WC.

Lounge

Window to rear. Electric fire installed with marble surround. Access to balcony via side patio door. Sliding door into:

Fitted Kitchen

Window to rear. A contemporary range of eye and low level units incorporating: 1 1/2 resin sink and drainer unit, built in electric hob, integral electric oven/grill, recess for a tall freestanding fridge freezer and dual plumbing installed for freestanding washer and dishwasher. Built in store available. Partly tiled walls and laminate flooring.

Bedroom One

Coving. Window to front.

Bedroom Two

Coving. Window to front.

Bathroom

Two piece bathroom suite comprising of; paneled bath with electric shower unit over and a vanity unit wash hand basin. Partly tiled walls and laminate flooring.

Separate WC

Low level flush WC installed.

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.

Leasehold information

- Amount of years remaining on the lease = 80 years
- Service charge costs - £1164 annually
- Ground rent costs - part of service charge

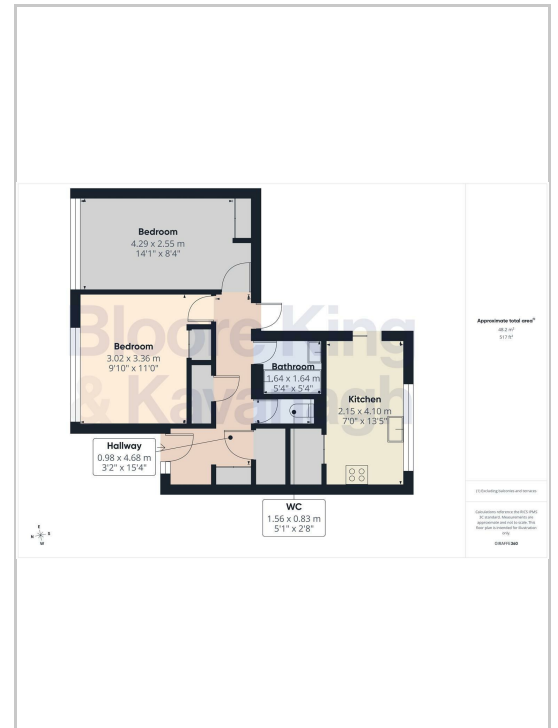
Brochure Declaration

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.

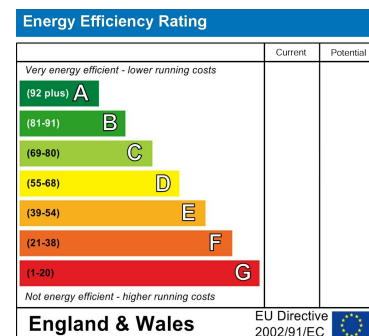
Area Map



Floor Plans



Energy Efficiency Graph



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.

8 Hagley Road, Halesowen, West Midlands, B63 4RG

Tel: 0121 550 4151 Email: info@bkandk.co.uk