



**Connells**

Field Sidings Way  
Kingswinford



### Property Description

AN IMPRESSIVE TOP FLOOR APARTMENT SITUATED ON THE POPULAR 'HIMLEY VIEW' DEVELOPMENT IN KINGSWINFORD. WITH RUSSELL'S HALL HOSPITAL & LOCAL AMENITIES NEARBY. WELL PRESENTED THROUGHOUT & READY TO MOVE INTO. Briefly comprising; Entrance hallway, lounge/diner, two bedrooms, bathroom and allocated parking.

### Outside

Allocated and visitor parking spaces with car charging port. Pathway leading to entrance to front and rear of apartments. Security intercom system gives access to;

### Communal Hallway

Accessed rear of apartments security entrance and stairs giving access to;

### Entrance Hall

Entrance door, radiator and doors to;

### Open Plan Living

### Lounge Area

Double glazed window to the front elevation and radiator.

### Dining Area

Space for dining furniture

### Kitchen

Double glazed window to the rear elevation, a range of wall and base units, worksurfaces with inset stainless steel sink, electric oven and gas hob with extractor fan, dishwasher, plumbing for automatic washing machine and fridge freezer, Wall mounted combination boiler.

### Bedroom One

Double glazed door to the rear with Juliet balcony, fitted wardrobes and radiator.

### Bedroom Two

Double glazed window to the rear elevation, fitted cupboard and radiator.

### Bathroom

Part tiled with suite comprising; bath, power shower, wash hand basin, wc, extractor fan, spotlights to ceiling and radiator.

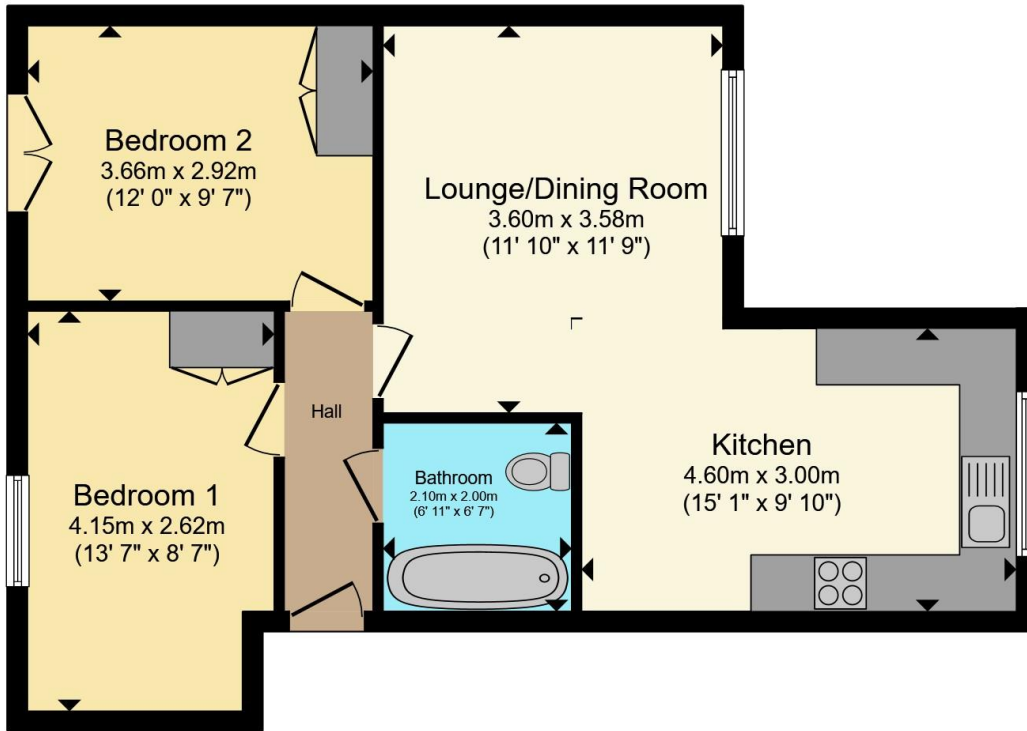
### Allocated Parking

Numbered allocated parking directly outside apartments. Ample visitor spaces.

### Lease Details

Approx 118 years remaining on lease.  
Ground rent £125 per annum  
Service Charge approximately £1500 per annum





Total floor area 57.4 m<sup>2</sup> (617 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBR313566](http://connells.co.uk/Property/SBR313566)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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