



Connells

Brades Rise
Oldbury



Property Description

An excellent opportunity for both investors and first-time buyers. The property is offered with no upward chain, making for a smooth and hassle-free purchase.

Ideally located within a short drive of Sandwell and Dudley train station, it provides convenient transport links for commuters. The apartment also benefits from a long lease, adding further appeal for buyers seeking a secure, low-maintenance investment.

Entrance Hall

Door to front, storage cupboard and doors leading to:

Lounge

13' 10" max x 13' max (4.22m max x 3.96m max)

Double glazed window and storage heater.

Kitchen

Irregular Shaped Room x (x)

Wall and base units, electric oven and hob with cooker hood over with plumbing for washing machine & dishwasher.

Landing

Doors leading to various rooms:

Bedroom One

12' 7" max x 8' 11" (3.84m max x 2.72m)

Double glazed window and panel heater.

Bedroom Two

Irregular Shaped Room x (x)

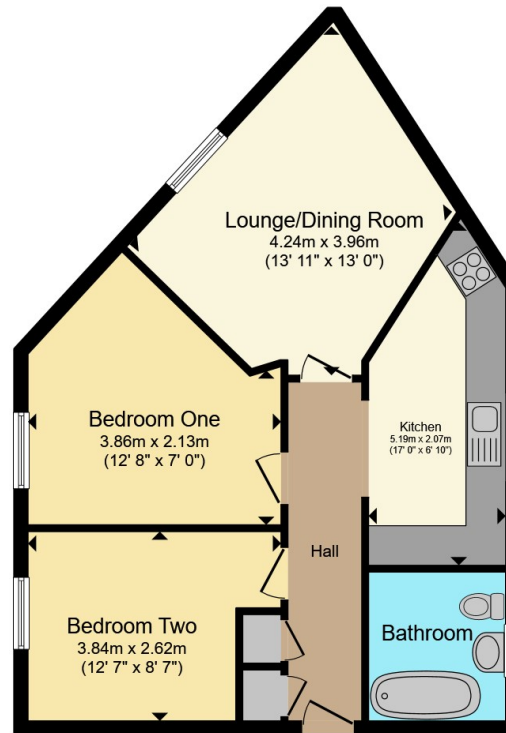
Double glazed window and panel heater.

Bathroom

Bath with shower over, wash hand basin and low level WC.







Total floor area 59.7 m² (642 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



To view this property please contact Connells on

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70-76 Birmingham Street
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EPC Rating: D Council Tax Band: A

Service Charge: 16663.87

Ground Rent: 89.00

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD312852

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: OLD312852 - 0003