

for sale

offers in the region of **£140,000**



Carnegie Road Rowley Regis B65 8BY

A much improved two bedroom apartment in a sought after and convenient location close to shops, schools and transport links. Benefitting from a re-fitted kitchen and allocated parking the property briefly comprises: communal hallway with security intercom, private hall, lounge, re-fitted kitchen, two double bedrooms, en-suite to master, family bathroom and well-kept communal grounds. Viewing is highly recommended.

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Approach

The property is situated in a popular and convenient location with allocated parking to the rear of the building. Door to communal entrance with security intercom

Communal Hallway

Communal hallway with stairs leading to the upper floors and front door opens to private hallway

Hallway

Security intercom and doors leading to:

Lounge

Double glazed French doors opening to Juliet balcony, wood effect flooring, electric heater, open-plan design leading into the kitchen

Re-Fitted Kitchen

A lovely re-fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, electric hob and extractor over, plumbing for washing machine, integrated fridge freezer, double glazed window, wood effect flooring

Bedroom One

Double glazed French door opening to Juliet balcony, electric heater, built in wardrobes, door to en-suite

En-Suite

Comprising: shower cubicle, low level w.c, wash hand basin, part tiling to walls and double glazed obscured window to rear elevation

Bedroom Two

Double glazed window to rear elevation, electric heater



Bathroom

Comprising: bathroom with shower over, low level w.c, wash hand basin, part tiling to walls, heated towel rail, double glazed obscured window to front elevation

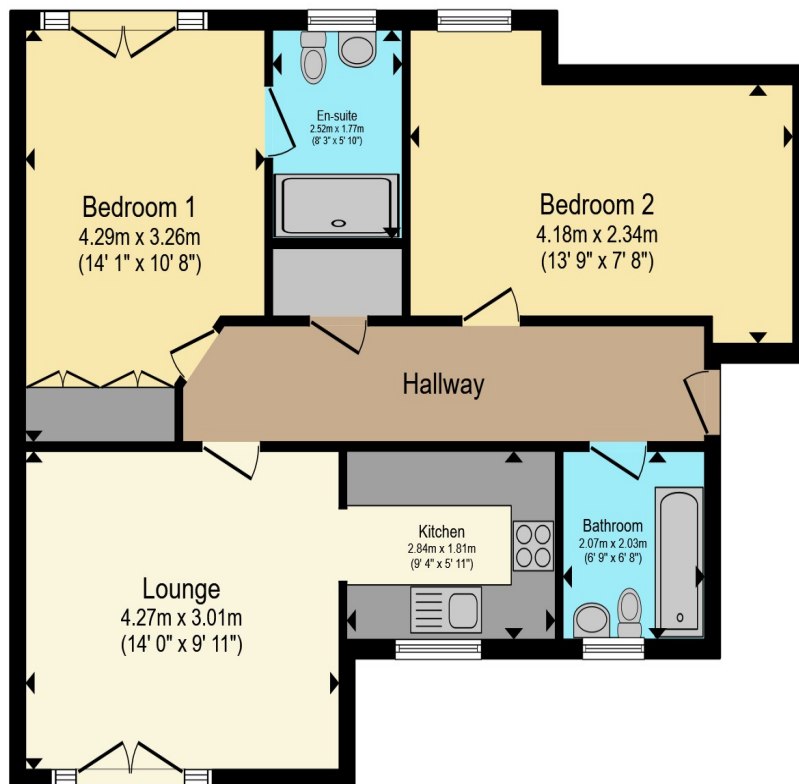
Tenure

The property is Leasehold

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Total floor area 70.1 m² (755 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

Connells

To view this property please contact Connells on

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10 Hagley Road
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Property Ref: HSW316766 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2124.00

Ground Rent: 150.00

view this property online
connells.co.uk/Property/HSW316766

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jul 2026. Should you require 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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