



**BIRMINGHAM ROAD,
HAGLEY, STOURBRIDGE DY9 9JY**



Taylor's

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DELIGHTFULLY POSITIONED within this **PERIOD** and **MOST CHARMING APARTMENT BLOCK**, convenient for **HAGLEY VILLAGE, HAGLEY TRAIN STATION, GREAT LOCAL SCHOOLS** and **MOTORWAY LINKS**, stands this **DECEPTIVELY SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT**. Having **GAS CENTRAL HEATING, PERIOD SASH WINDOWS**, and available with **NO UPWARD CHAIN**, the accommodation comprises in brief; Entrance hallway, lounge dining room, kitchen, two double bedrooms and bathroom. To the front lies **ALLOCATED RESIDENT PARKING**. To view at the most **EARLIEST CONVENIENCE**, please do not hesitate to contact **Taylor's Estate Agents STOURBRIDGE** office. Council Tax Band **C. EPC D**. We are advised that the property is **LEASEHOLD** and the details are as follows; Lease length (99 years from 25th June 1989. We are advised that upon ownership, you become a shareholder of the management company and we are advised that Flat 3 owns 19%. Furthermore, the current owners are in the process of extending the lease length with the term of the new lease being until 24 June 3087). Service charge and ground rent (we are advised that there is a combined monthly charge of £85.00).

In further detail the accommodation is set over one floor and comprises;

ENTRANCE HALLWAY 13'8" (max) x 4'4" (max)
Having a traditional period front door, ceiling lighting and doors to further accommodation.

LOUNGE DINER 17'7" (max) x 16'7" (max)
Entered through a door from the entrance hallway, having two gas centrally heated radiators, two period sash windows to front aspect, feature fire and ceiling lighting.

KITCHEN 9'10" (max) x 9'1" (max)
Entered through a door from the lounge. At floor level, good range of base units having both cupboard and drawer storage, plumbing for washing machine, integrated oven and grill combination. Surmounted on top are roll-edged worktops having inset four-point gas hob arrangement and inset sink with drainer and mixer tap. At eye level, space for larder-style fridge/freezer combination, wall-mounted cupboard units, boiler, splashback tiling, window unit to rear aspect and ceiling lighting.

LEASE LENGTH - We are advised that the lease terms are 99 years from 25th June 1989. Furthermore, we are advised that upon ownership, you become a shareholder of the management company and we are advised that Flat 3 owns 19%. Furthermore, the current owners are in the process of extending the lease length with the term of the new lease being until 24 June 3087

SERVICE CHARGE AND GROUND RENT - We are advised that there is a combined monthly charge of £85.00 per month.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		79
(69-80)		
C		
(55-68)	60	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BEDROOM ONE 16'5" (max) x 11'2" (max)
Entered through a door from the entrance hallway, having a gas central heating radiator, sash window to front aspect and ceiling lighting.



BEDROOM TWO 11'8" (max) x 9'10" (max)
Entered through a door from the entrance hallway, having a gas central heating radiator, sash window to front aspect and ceiling lighting.

BATHROOM 9'9" (max) x 8'2" (max)
Entered through a door from the entrance hallway, well-appointed with a three-piece bathroom suite consisting of fitted bath with overhead shower, bath panel and glass shower screen, vanity unit housing toilet and wash hand basin with mixer tap, a gas centrally heated towel rail, wall tiling, extractor fan, obscure glazed sash window to rear aspect and ceiling lighting.

OUTSIDE

The property is situated upon a most convenient and established Hagley address, not far from nearby public transport links, great local schools and Hagley village. On approach, there is a 'Residents Only' car park whereby each flat has its own allocated space. This leads up to the period and traditional front elevation, front communal door and security intercom system for the block.

LEASEHOLD

We are advised that the property is leasehold and the details are as follows;

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is **LEASEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

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.** Taylors 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.

VIEWING

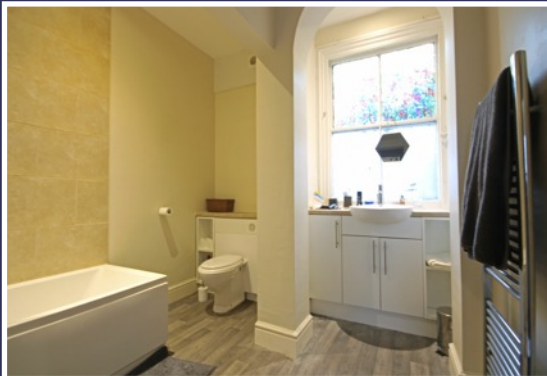
By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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 Taylors 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 Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



Agents contact details:

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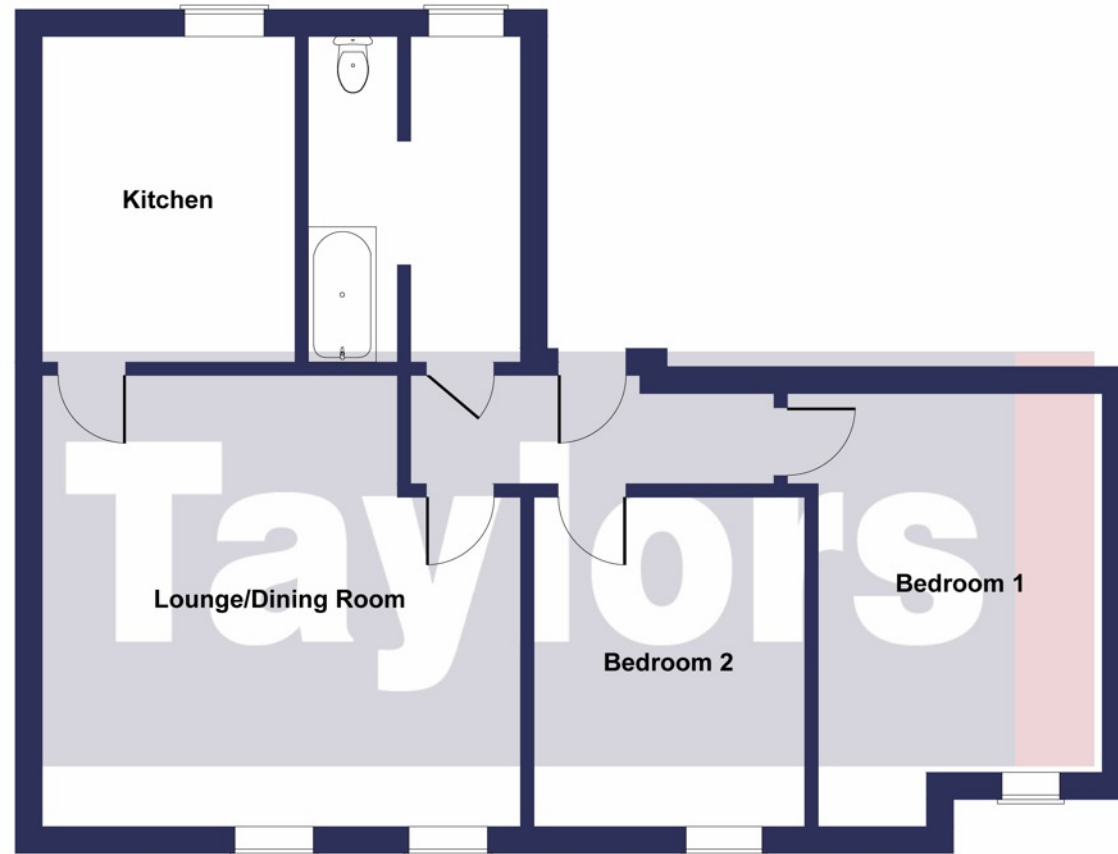
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MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



FOR GUIDE PURPOSES ONLY:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

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