

Connells

Field Sidings Way
Himley View Kingswinford

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Himley View Kingswinford DY6 7AR

for sale offers over
£155,000







Property Description
AN IMPRESSIVE FIRST 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 via front and rear of apartments security entrance and stairs giving access to;

Entrance Hallway

Entrance door, radiator and doors to;

Open Plan Living

Lounge Area
11' 8" x 11' 4" (3.56m x 3.45m)
Double glazed window to the front elevation and radiator.

Dining Area
10' x 7' 10" (3.05m x 2.39m)
Space for dining furniture

Kitchen
10' x 6' 10" (3.05m x 2.08m)
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 and fridge freezer, combination boiler.

Bedroom One
11' 9" max narrowing to 9' 5" min x 9' 6" (3.58m max narrowing to 2.87m min x 2.90m)
Double glazed door to the rear with Juliet balcony, fitted wardrobes and radiator.

Bedroom Two
13' 5" x 8' 3" max narrowing to 7' min (4.09m x 2.51m max narrowing to 2.13m min)
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

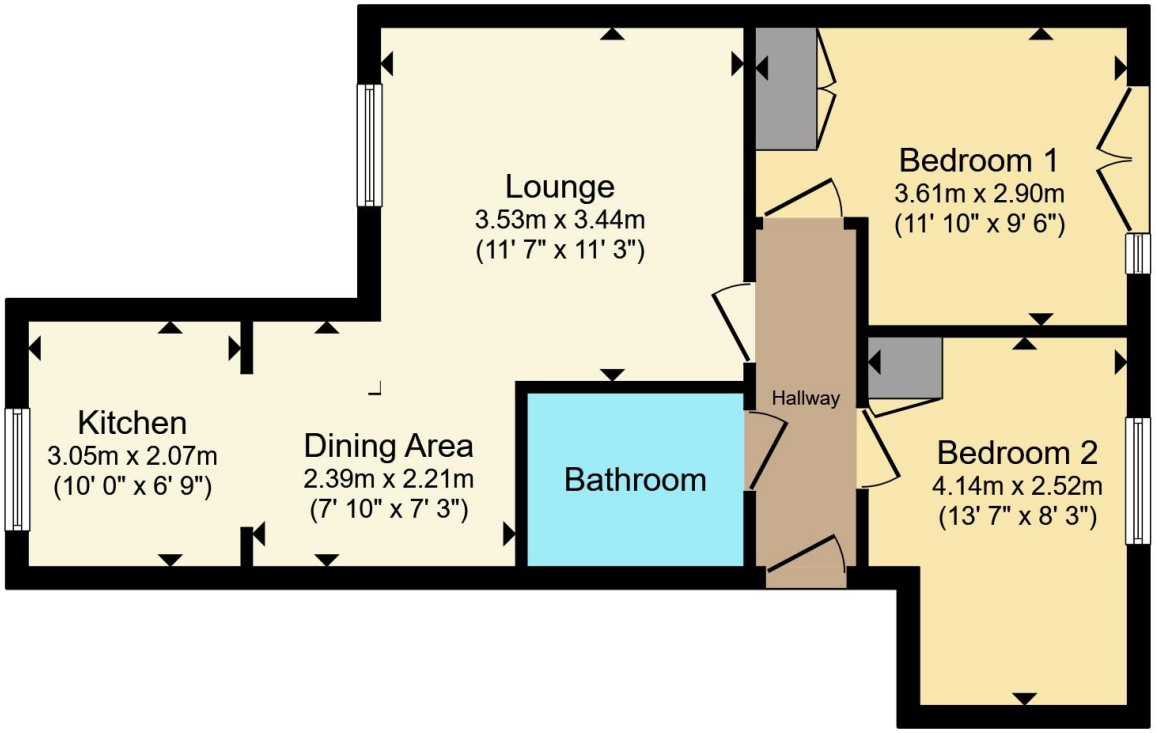
Numbered allocated parking directly outside apartments. Ample visitor spaces.

Lease Details:

Approx 118 years remaining on lease.
Ground rent £125
Please call for more details on service charge.











Total floor area 48.8 m² (525 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

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To view this property please contact Connells on

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11B St. Johns Road
STOURBRIDGE DY8 1EJ

EPC Rating: B

Council Tax Band: B

Service Charge: 1500.00

Ground Rent: 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR313275

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.

The Property Ombudsman

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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.