



2 Bedroom Apartment

Coppice Gate, Oldbury

Offers In Region Of £105,000



**REDSTONES**

**\*\*SUIT INVESTOR AS CURRENTLY TENANTED\*\*** A modern ground floor, two bedroom apartment in Oldbury with tenant in Situ benefiting from UPVC double glazing, electric heating and no upward chain. This well presented property further comprises: reception hallway, lounge, fitted kitchen, two bedrooms, family bathroom and an allocated parking space. Energy Rating C.

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**ENTRANCE HALL** 3' 6" x 18' 1" (1.073m x 5.526m) Having beech laminate flooring, electric storage heater, entry phone, ceiling light point, doors off.

**LOUNGE** 10' 4" x 17' 10" (3.170m x 5.445m) With double glazed windows to front and rear, beech laminate flooring, electric storage heater.

**KITCHEN** 7' 8" x 10' 11" (2.337m x 3.333m) With UPVC double glazed window, matching wall, base and drawer units, sink, integrated electric oven and hob with extractor over, wall mounted fan heater, cupboard with water cylinder.

**BEDROOM ONE** 12' 7" x 8' 11" (3.847m x 2.739m) With double glazed window to front, beech laminate flooring, electric storage heater, built in wardrobe with large mirrored sliding doors and hanging rails.

**BEDROOM TWO** 5' 5" x 12' 7" (1.671m x 3.847m) Having beech laminate flooring, double glazed window, electric heater.

**BATHROOM** 7' 6" x 5' 10" (2.311m x 1.781m) Having vinyl flooring, W.C, wash hand basin, panelled bath with electric shower over, wall mounted fan heater.

**VIEWING**, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

**TENURE**, our vendors have verbally advised us that the property is leasehold. As Redstones have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

**SERVICES**, our vendors have advised us that mains electricity and drainage are available at the property, subject to normal regulations.

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

