



2 Bedroom Apartment
Aston Court, West Bromwich
Offers Over £105,000



SUMMARY A modern two bedroom ground floor apartment set within the popular Aston Court development. The property comprises of a hallway, lounge, kitchen/breakfast area with integrated oven, hob and fridge freezer, two bedrooms, en suite shower room and bathroom. The property also benefits from electric heating, double glazing and allocated parking space. Energy rating C.

HALLWAY Karndeane wood effect flooring, electric heater, entry phone, cupboard with water cylinder, doors off.

LOUNGE 17' 4" x 12' 9" (5.3m x 3.9m) Dimensions including kitchen as open plan, Karndeane wood effect floor covering, electric heater, double glazed door.

Kitchen/Breakfast Area 8' 2" x 8' 2" (2.5m x 2.5m) Karndeane wood effect flooring, fitted kitchen with stainless steel single drainer sink unit with mixer tap and cupboard under, ample work top surfaces with cupboards and drawers under, breakfast bar, eye level units, integrated oven and microwave, fitted four ring hob with extractor hood over, washer/dryer and integrated fridge/freezer.

BEDROOM ONE 17' 0" x 10' 9" (5.2m x 3.3m) Fitted carpet, electric heater, mirror fronted wardrobes, door to ensuite.

En Suite Shower Room Karndeane wood effect floor covering, shower cubicle, vanity unit with wash hand basin inset, WC, eye level mirror fronted cabinet, towel radiator.

Bedroom Two 13' 1" x 7' 10" (4.0m x 2.4m) Fitted carpet, electric heater, mirror fronted wardrobes.

Bathroom 6' 10" x 6' 10" (2.1m x 2.1m) Karndeane wood effect floor covering, panelled bath with shower over and shower screen, vanity unit with wash hand basin inset, WC, eye level mirror fronted cabinet, towel radiator.

Outside Allocated parking space.

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.

%epcGraph_c_1_237%

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.