



10 CHARTER PLACE, OLDBURY, B68 0PD

Well Presented Second Floor Modern Style One Bedroomed Flat. Offering Electric Heating (where specified) Double Glazing, Spacious Lounge, Open Plan Fitted Kitchen, Double Bedroom, Bathroom, Storage Cupboards, Allocated Parking With Communal Grounds, No Upward Chain Involved.

VIEWING ABSOLUTELY ESSENTIAL TO FULLY APPRECIATE THE ACCOMMODATION OFFERED

IDEAL FIRST TIME PURCHASE

OFFERS IN THE REGION OF: £115,000

Access to the property can be gained via communal front door with staircase rising to second floor landing Private front door opening to:

RECEPTION HALLWAY

Intercom phone, electric heater, digital programmer, doors off to:

SPACIOUS OPEN PLAN

LOUNGE AND KITCHEN 20'4" x 11'4" x 8'2"

(6.19m x 3.45m x 2.48m)

Double glazed windows to front, side and rear elevations, two wall mounted electric heaters, range of wall mounted cupboards with base units and drawers beneath, work surfaces above, built in electric oven with electric hob, extractor cooker hood above, plumbing and space for washing machine, space for fridge freezer, single bowl single drainer sink unit with mixer taps above, complimentary tiling.



VIEWING

**Viewing Strictly By Appointment Only Through Braithwaites Properties Ltd.
Please Call 0121 421 1180.**

IMPORTANT

Braithwaites Properties have not been able to confirm that availability of services such as gas, water, electricity and drainage to the property. We advise that all interested parties should obtain verification through their solicitor or surveyor before entering any legal commitment. Braithwaites Properties have not tested the working order of the heating system in this property, we advise all interested parties to check before entering any legal commitment. Please note that items in the photographs may not be included in the sale. All fixtures and fittings must be verified through your legal representative.

PROPERTY MISDESCRIPTION ACT 1991

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.

TENURE

We are advised that the property is LEASHOLD, confirmation of which should be obtained by reference to the title deeds. Braithwaites Properties have not sought to verify the Legal Title or Tenure of the property and the buyers must obtain verification from their solicitor.

SERVICES

All the Services that are connected have not been tested during our inspection. We advise that all interested parties should obtain verification through their solicitor or surveyor before entering any legal commitment.

LOOKING FOR A MORTGAGE?

Ring **0121-421 1180** and speak to our mortgage advisor for a free quote with all leading banks and building societies.

MONEY LAUNDERING

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities is close any information and suspicion to the National Crime Intelligence Service.

BEDROOM ONE

9'11" (excluding recess) x 9'5"

(3.02m x 2.87m)

Double glazed window, electric heater, built-in wardrobes with hanging rails and shelving.

BATHROOM

Obscure double glazed window, three piece bathroom suite comprising of bath with shower and shower screen over, pedestal wash hand basin, low level w/c., electric heater, complimentary tiling,

CUPBOARD

Housing water tank

LARGE CUPBOARD

Providing useful storage space

OUTSIDE

Allocated off road parking, communal gardens.

