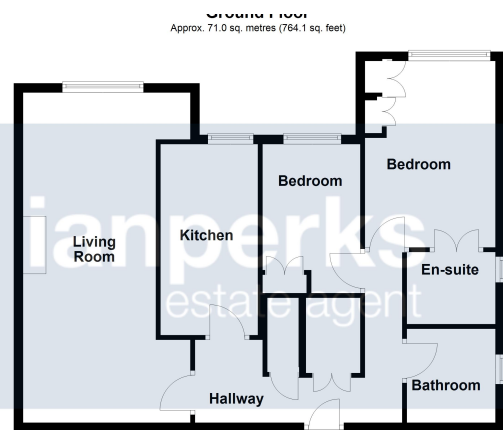


PHOTOS

ianperks

estate agent

Lansdowne Court, Hagley Road, Pedmore DY9 0RL



Total area: approx. 71.0 sq. metres (764.1 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Asking Price : £179,950

FOR SALE

Introduction

Ian Perks Estate Agents are delighted to offer for sale this superb ground floor apartment. Enviably placed for the road network and close proximity to excellent schools and train station. The accommodation briefly comprises, reception hall, living room with feature fireplace with real flame gas fire, well appointed kitchen with integrated appliances, 2 good size bedrooms with built in wardrobes, stylish en-suite shower room and luxuriously appointed shower room. Outside, there are pleasant communal gardens, a single garage in a separate block and a communal parking area.

The current owner has completely refurbished the apartment since residing there and employed John Charles Interiors in Edgbaston to deal with the completion of the interior works. Under the ownership of the current owner, the following improvements have been made, boiler, spot and LED lighting, radiators, plumbing, wiring, ceilings lowered, kitchen, shower room and en-suite shower room. Stainless steel switches and plugs have been installed throughout.

For the asking price, carpets, curtains blinds, wall mounted televisions and kitchen appliances will be included.

Accommodation (Ground Floor)

Welcoming Reception Hall : With stylish Black and white Harlequin style tiled floor, storage cupboard, cloaks cupboard, airing cupboard, secure main door entry phone and vertical radiator. Safety glass panels have been added next to the main door of the apartment to allow ample light.

Superb Living Room with Dining area : 23'3 x 10'8 comprising double glazed window to rear, feature inset real flame gas fire with adjustable flame height and two vertical radiators. A particular feature of this room are the lowered ceiling and variety of lighting options.

Re-Fitted Kitchen : 12'2x 7' Offering a range of wall and base cupboards, range of integrated appliances including electric oven, 5 ring gas hob, microwave, wine cooler, fridge, freezer and washing machine, sink unit, double glazed window to rear and tiled floor.

Bedroom 1 : 12'10 x 9'4 Comprising double glazed window to rear, radiator, built in wardrobe, cupboard housing newly fitted boiler for gas central heating system and access to:-

Stylish En-suite Shower Room : Comprising contemporary style wash hand basin set within a cabinet, corner Shower cubicle with shower, heated towel rail, WC, fully tiled walls and floor and double glazed window to side.

Bedroom 2 : 10'8 x 6'10 Comprising double glazed window to rear, built in wardrobe and radiator.

Luxuriously Appointed Shower Room : Comprising pedestal wash hand basin, large walk in shower cubicle with shower, shaver point, heated towel rail, WC, fully tiled floor and walls with designer tiles, double glazed window to side.

Outside

Externally there is a a single garage in a separate block, with a brand new door and frame, pleasant communal gardens and a communal parking area.

Tenure :	We believe the property to be Leasehold.
Lease Details :	Lease expires in December 2163 (139 years remaining)
Ground Rent :	£75 per annum
Current Service Charge :	£3200 per annum for 2024 - 2025
EPC Rating :	C
Council Tax :	Dudley Council Tax Band C
Services :	We understand all mains services are installed, however none have been tested.
Possession :	Immediate vacant possession will be give upon legal completion.

Arranging a viewing

Viewings are by appointment only. Telephone us now to discuss your requirements and check availability for viewing.

Making an offer

If you were not handed an offer form at your viewing, please call and we will post one to you.
Your offer should be your best as negotiation does not always take place.

The owner will consider your offer based on not only the amount, but also your current situation.
We will write to you to confirm the owner's decision.
If your offer is accepted, we will then notify solicitors.

Arranging a mortgage

We can put you in touch with mortgage experts who give helpful, friendly advice. Please ask for details.

Fixtures & fittings

Unless specified within these particulars, fixtures & fittings will not be included in the sale.

Important notice

These particulars are intended to give a fair and reliable description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.
The copyright of all details, photographs and floorplans remain exclusive to Ian Perks Estate Agent.

We reserve the right to amend these particulars without notice.