



16 Caslon Flats Tree Acre Grove  
Halesowen  
B63 2EZ

Guide Price £85,000



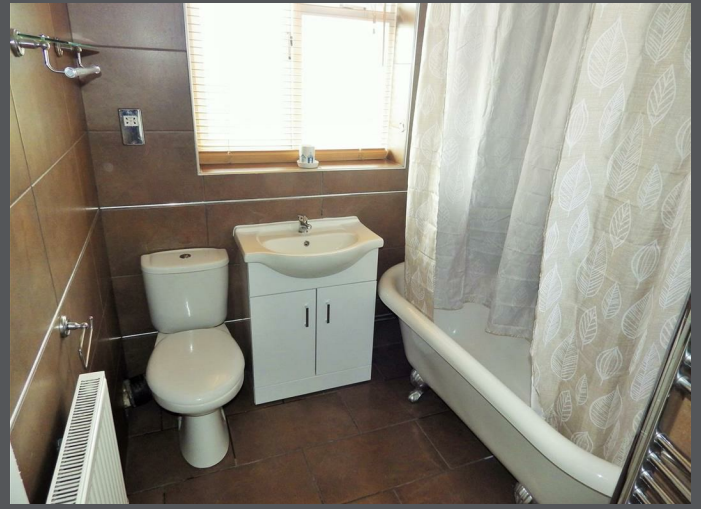






"CALLING ALL FIRST TIME BUYERS AND LANDLORDS..." This well presented two bedroom first floor apartment offers an ideal opportunity for both those looking to take their first step on the housing ladder and the buy to let landlord investor. Being sold with NO UPWARD CHAIN, the property is in a convenient address near to bus routes, local shops and Caslon Primary School and comprises a generous accommodation throughout to include spacious lounge, breakfast kitchen, two good bedrooms and bathroom, with communal gardens and brick built storage shed. The property has been recently redecorated throughout, had new carpets installed and now offers move-in ready accommodation. Internal inspection is highly recommended. Leasehold. PS 7/8/19 V3 EPC=C





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Leasehold

## Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty and Grade I listed Leasowes Park is thought to be one of the first natural landscape gardens in England. In certain areas the town is predominated by a vast array of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after schools foremost of which are the Earls High School and Windsor High School and Sixth Form. Whilst Halesowen no longer has a train station of its own the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen bus station is a busy interchange and regular service runs to Birmingham City Centre.







### Approach

Via secure intercom entrance door to communal stairwell with stairs rising to first floor accommodation and entrance door into number 16.

### Entrance hallway

Main entrance door to side, secure intercom telephone system, central heating radiator, built in store cupboard and doors radiating to lounge, kitchen and bedrooms.

### Lounge 11'5" x 15'1" (3.5x4.6)

Windows to front and side offering far reaching views, central heating radiator, feature fire surround and hearth.

### Bedroom one 10'9" x 12'1" (3.3 x 3.7)

Window to front and side, central heating radiator.

### Bedroom two 10'9" x 10'9" (3.3 x 3.3)

Window to rear and side, central heating radiator.

### Kitchen 9'10" max x 10'9" (3.0 max x 3.3)

Window to rear, range of wall mounted and base units with roll top work surfaces over incorporating a stainless steel sink, drainer and mixer tap over, integral electric double oven and four burner gas hob with tiled splashback and extractor hood over, space and plumbing for washing machine, space for under counter fridge freezer, built in store cupboard housing wall mounted combination boiler, tiling to splashback areas, tiled flooring and door to side to lobby area.

### Lobby area

Having built in store cupboards and obscured glazed window and door to front balcony overlooking rear.

### Bathroom

Obscured glazed window to side, central heating radiator, white suite comprising of stand alone roll top claw foot bath with telephone shower mixer tap over, vanity wash hand basin with mixer tap over and storage below and low level w.c., tiling to walls and flooring.

### Communal gardens

There are communal gardens and drying area with allocated brick built store shed and communal parking.

### Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there is 97 years left to run on the lease with an annual ground rent of £10.00 and an annual service charge of £650.00.

### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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**VIEWING** View by appointment only with Lex Allan & Grove. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.