



**Larch House
High Street
Kingswinford
West Midlands
DY6 8BF**

Offers in Excess of £71,000

bettermove

High Street Kingswinford

Bettermove are proud to present this 1 bedroom flat situated on the second floor in Kingswinford available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 116 years remaining on the lease; the ground rent is £350 per annum and the service charge is £1,100 per annum.

The interior of this well presented property briefly comprises an open plan living space with large windows providing lots of natural light and the kitchen, one double bedroom and bathroom on the second floor of the building.


Located in the popular town of Kingswinford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M5, the A449 and many local bus routes providing easy access into Birmingham city centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you - therefore eliminating the



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk