

WALTON & HIPKISS

Established 1929

For sale by Private Treaty

19 Kirkstone Court **Amblecote, Brierley Hill**



Offers Based On: £120,000

Walton and Hipkiss are pleased to offer for sale this first floor apartment, situated in this popular and convenient address of Amblecote, Brierley Hill. Standing in the Lakeside location, the apartment is close to Sainsbury's, Merry Hill and transport links.

VIEWING: With Agents Stourbridge Office (01384) 392371

www.waltonandhipkiss.co.uk

19 Kirkstone Court, Amblecote, Brierley Hill, DY5 3SF

The property is a two bed roomed flat having off-road parking for a single vehicle and being accessed via steps down to the UPVC composite front door leading into the reception hallway.



INITIAL RECEPTION HALLWAY

Having a single ceiling light point, the electric consumer unit, stairs lead up to the flat itself onto a further reception hallway and landing.

RECEPTION HALLWAY AND LANDING

Having a UPVC double glazed window to the side elevation with a double fitted radiator beneath, a single ceiling light point, dado railing surrounding, power points, being "L" shaped and wrapping round with doors leading off into the lounge, kitchen, bedrooms and bathroom and two double doors leading into a useful storage area, one housing the wall mounted combination boiler and access to the loft storage area.

FAMILY LOUNGE: 10' 03" x 15' 06" (max)

Having laminate flooring, UPVC double glazed window to the rear elevation with a single fitted radiator beneath, coving to ceiling, Adam style fireplace set onto a raised hearth with gas fire inset, TV aerial point, broadband connection point and telephone point.



A further door leads off the landing into the kitchen.

KITCHEN: 7' 0" (max) x 10' 08"

Having a UPVC double glazed window to the rear elevation, ceramic tiled flooring, a single ceiling light point, ample power points, a single fitted radiator, wall, drawer and base units with roll topped work surfaces, part tiled walls surrounding the kitchen, integrated cooker with gas hob and a chrome extractor hood above, space for a washing machine if required, space for a tall fridge/freezer if required, a chrome sink inset into the work surfaces with drainer and half bowl sink to side with mixer tap over.



BEDROOM ONE: 12' 04" (max) x 10' 04" (max)

Having a continuation of the laminate flooring, a single ceiling light point, UPVC double glazed window to the front elevation, double fitted radiator, ample power points and a TV aerial point.

BEDROOM TWO: 10' 10" (max) x 7' 04" (max)

Having a UPVC double glazed window to the front elevation, a double fitted radiator, a single ceiling light point, ample power points and a door leading into a further useful storage area and laminate flooring continuing from the reception hallway.



19 Kirkstone Court, Amblecote, Brierley Hill, DY5 3SF

BATHROOM: 6' 05" (max) x 5' 06" (max)
Having a UPVC double glazed opaque window to the side elevation, a single ceiling light point, tiled flooring, fully tiled walls with decorative centre around, a low level flush WC, hand pedestal basin with mixer tap over, a panelled bath with mixer taps and electric shower above and a wall mounted chrome towel radiator.

REAR GARDEN

Accessed via a side access onto a private and mature rear garden, having a gated entrance onto a predominantly lawned rear garden with a patio area to the side, being an ideal area for entertaining, having a wooden potting shed and fencing surrounding.

Approximate Rental:
£495 pcm

Lease Details:

Ground Rent:
£22.50 every March and September.

Was built around 1981 with 100 years lease.
Currently has 66 years left.

TENURE: The property is Leasehold. (To be confirmed)

LOCAL AUTHORITY: Dudley M.B.C.

FIXTURES & FITTINGS:

All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property.

IMPORTANT NOTICE:

These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. The property is sold subject to any right of way, public footpaths, easements, way leaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



Buying a home?



Condition Rating

3

Before committing yourself legally, you can limit the risks by asking our Chartered Surveyors

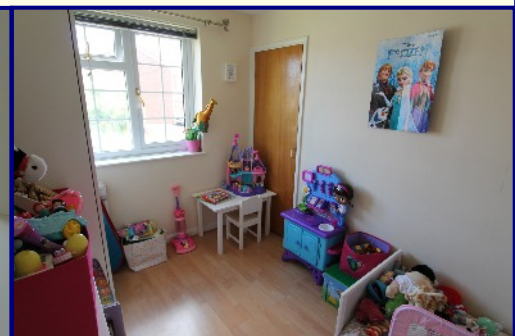
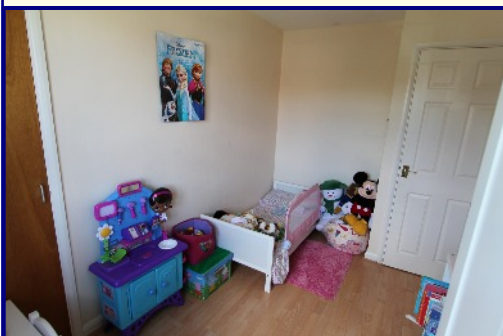
2

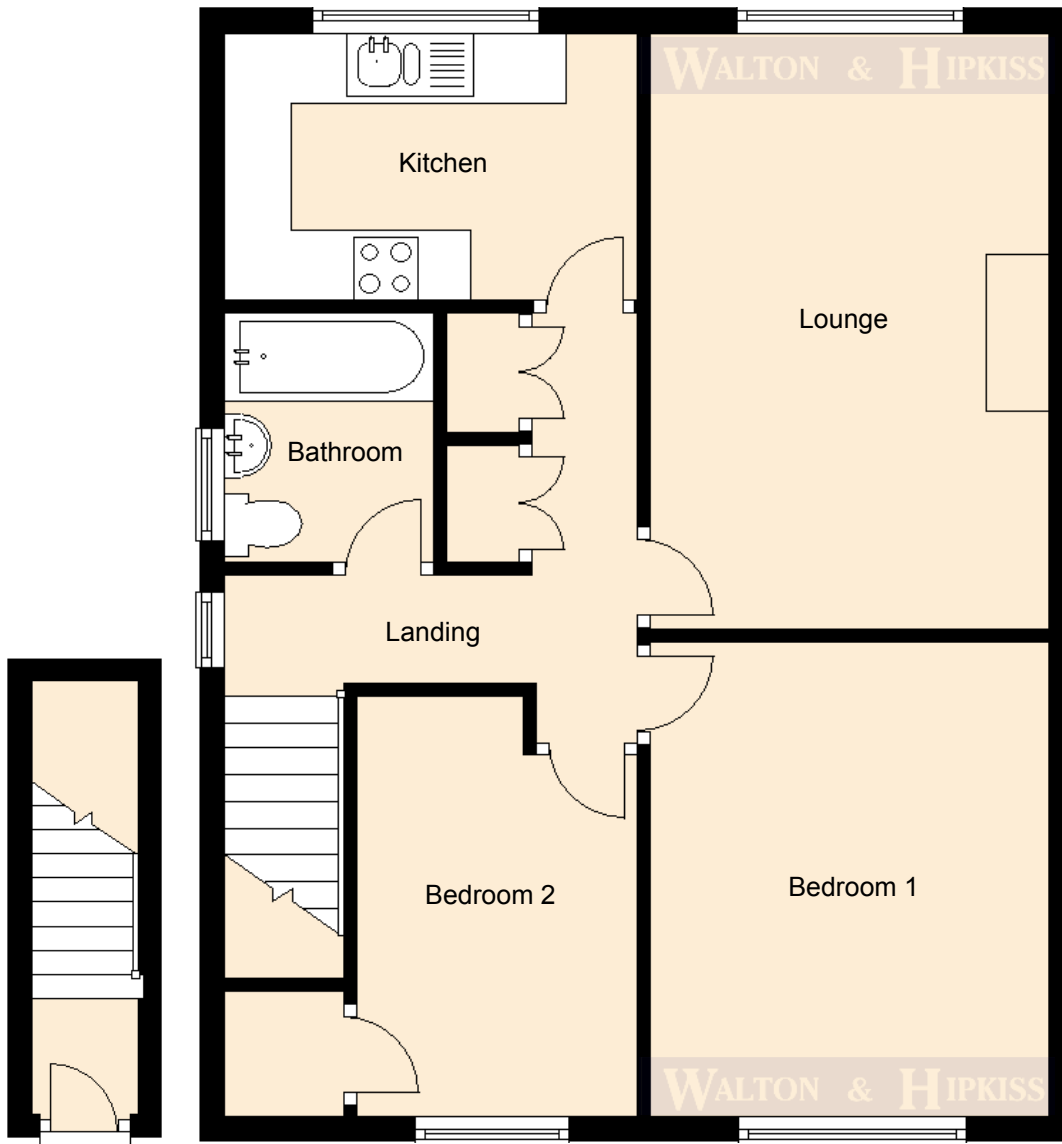
Contact us:

1

01384 397797

RICS
HomeBuyer
REPORT





First Floor

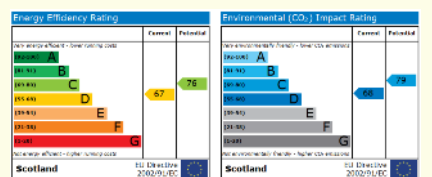


HAGLEY OFFICE

Worcester Road, Hagley, West Midlands DY9 0NG
 Tel: (01562) 886688

STOURBRIDGE OFFICE

Hagley Road, Stourbridge, West Midlands. DY8 1QH
 Tel: (01384) 392371
 E-Mail: soffice@waltonandhipkiss.co.uk



This EPC is available to download from the online details, related to this property at www.waltonandhipkiss.co.uk