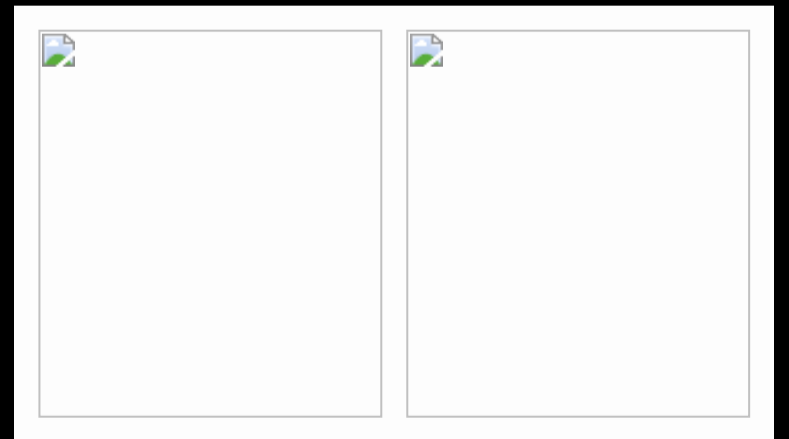




Hallam Court  
 WEST BROMWICH  
 B71 4HT  
 £68,500



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# Hallam Court

Hallam Street, WEST BROMWICH, B71

4HT

WK are pleased to offer for sale this well presented first floor apartment. This property is ideal for investors being close to Sandwell Hospital and shopping centres or ideal for a couple who are looking for a first purchase. A viewing is essential to appreciate to location and potential.

The property is located on the first floor and offers a lounge/diner, kitchen, bedroom and shower room. To the outside is communal gardens, parking space and a garage. The property is located a stones throw from Sandwell hospital, public transport, shopping centres, shops and amenities.

Service Charge - £70.00 Per month. This is also to be confirmed by a solicitor.

Length Of Lease - 85 Years

Ground Rent - £10 Per Annum



## Accommodation

### Entrance Hall

Having a storage/cloakroom cupboard, laminate flooring, storage heater and doors off to:

### Lounge

12' 6" x 10' 4" (3.81m x 3.15m) Having a double glazed picture window to the rear elevation, television point, coved ceiling and spot lights and laminate flooring. Door into:

### Kitchen

5' 6" x 9' 10" (1.68m x 3.00m) Accommodating a double glazed window to the rear and side elevation, a mix of wall, base and drawer units with complementary work surfaces over, sink and drainer, tiling to splash prone areas, electric oven, electric hob, cooker hood, space for plumbing for a washing machine, fridge/freezer, spot lights, pantry/store and ceramic tiled flooring.

### Bedroom 1

8' 8" x 9' 2" (2.64m x 2.79m) Having a double glazed window to the side elevation fitted wall cupboards and laminate flooring.

### Shower Room

Comprising of a double glazed window to the side elevation, shower cubicle enclosing a shower, wash hand basin, low level flush w.c, tiling to splash prone areas, sunken ceiling spot lights and laminate flooring.

### Garage

Metal up and over door.