



4 Henderson Court Queensway
Oldbury,
West Midlands B68 0JR

Guide Price £110,000

...doing things differently

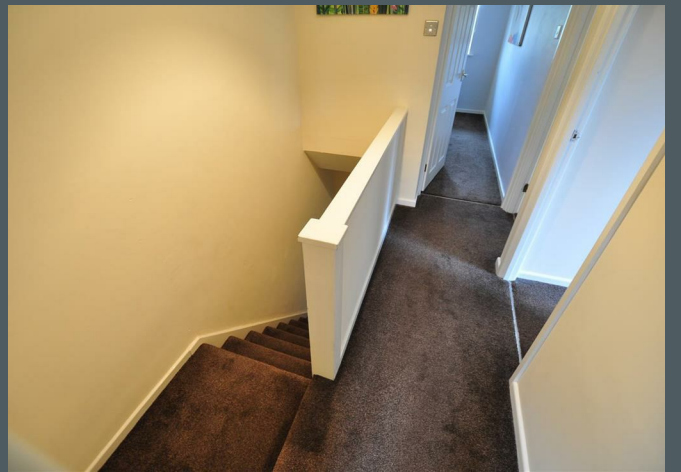


A great opportunity to view a three bedroom first floor duplex apartment situated in the popular Henderson Court, Oldbury. This property has communal parking and a well maintained communal garden. This great property offers an exceptional amount of living space. The beautifully presented three bedroom property benefits from having good sized bedrooms, house bathroom, kitchen diner, balcony and being a stone's throw away from local shops, schools and other amenities. Leasehold. TB 8/11/21 V4 EPC=D



Lex Allan Grove loves...
the open lounge diner





**Location**

The property is situated Oldbury giving easy access to Birmingham City Centre. The range of amenities close by include shops and supermarkets. There are excellent transport links to the surrounding areas including the M5 motorway network. For families there are schools of great repute at both primary and secondary levels and there are popular leisure facilities close by making this an ideal family location.

Approach

The development is approached via a secure communal entrance leading to:

Entrance hall

Having central heating radiator, stairs to first floor accommodation, under stairs cupboard, storage space, double glazed window to rear.

Lounge diner 12'9" x 16'0" (3.9 x 4.9)

Central heating radiator, double glazed window to front, door leading to balcony, t.v. point, electric fire set within stone fireplace.



Kitchen 10'5" x 9'10" (3.2 x 3.0)

Plumbing for washing machine, combination boiler, base units and drawers, walls part tiled, double glazed window to side and laminate flooring.

First floor landing

Doors radiating to:

Bedroom one 14'1" x 9'6" (4.3 x 2.9)

Double glazed window to front, central heating radiator.

Bedroom two 11'5" x 7'6" (3.5 x 2.3)

Double glazed window to side, central heating radiator, built in storage cupboard.

Bedroom three 8'10" x 6'2" (2.7 x 1.9)

Double glazed window to front, central heating radiator, built in storage cupboard.

House bathroom

Tiled floor, part tiled walls, heated towel rail, w.c., panelled bath with shower over, wash hand basin, double glazed frosted window to rear, extractor fan.

Outside

There are well maintained communal gardens and parking for residents within the development.

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 161 years left on the lease with a monthly ground rent of £5.73 and an annual service charge of £825.00.

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 Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from

Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Banding

Tax Band is A

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.



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Grove**

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