

# Cottons

CHARTERED SURVEYORS

35 Ashwood Close, Oldbury, B69 4SD

**£115,000**



- Top Floor Apartment
- Two Good Bedrooms & Study/Office
- Kitchen
- EPC Rating: C(70)
- Dual Aspect Living Room
- Allocated Parking Space

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)

A RARE opportunity to purchase a SPACIOUS APARTMENT located EXCLUSIVELY ON THE TOP FLOOR within a modern development in a convenient location within Oldbury.

Viewings VITAL to appreciate size on offer. Benefiting from electric heating and double glazing, this ideal first time purchase comprises; hallway, living room with designated kitchen area, two good size bedrooms, master with study room/office off, store room and bathroom with shower. With secure communal areas and allocated parking space.

Offered with NO UPWARD CHAIN.

EPC Rating : C(70)

**Property Tenure**  
Leasehold

**Council Tax Band**  
A

## ACCOMMODATION

### Location

The property is conveniently located in a cul-de-sac residential location in a modern estate off Titford Road within;  
-circa. 1.2 miles from Langley Green Train Station,  
-circa. 0.9 miles from Junction 2 of the M5,  
-circa 1.5 miles from Oldbury Town Centre and  
-circa. 6.2 miles from Birmingham City Centre.

### Description

A spacious top third floor apartment within a modern purpose built apartment block of traditional brick construction built in the 2000s.

The apartment has excellent accommodation over circa. 707sq ft (65sq metres) and is unique being the only apartment on the top floor and having panoramic views from all aspects.

Benefiting from uPVC double glazing and gas central heating.

### Accommodation - Please Refer to Floor Plan for Measurements

- Hallway,
- dual aspect living room,
- kitchen area,
- master bedroom with room off (making suitable study, office, nursery, store or games room),
- dual aspect second double bedroom and
- bathroom with shower.

### Outside

With allocated parking space.

### Communal Areas

With secure communal hallway and stairs.

### Lease

150 Years from 1st January 2005.

### Ground Rent

£129.50 per annum.

### Service Charges

£1,200 per annum.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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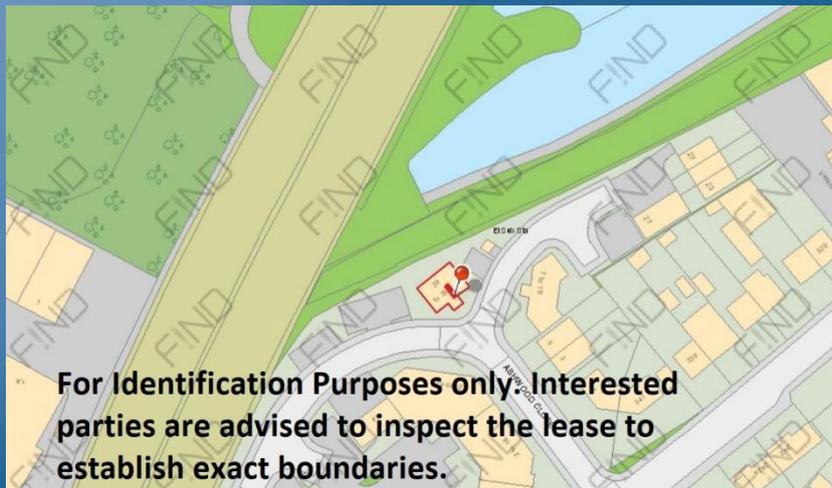
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# Cottons

CHARTERED SURVEYORS



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## 35 Ashwood Close

Approximate Gross Internal Area = 65.7 sq m / 707 sq ft  
(Excluding Communal Area)

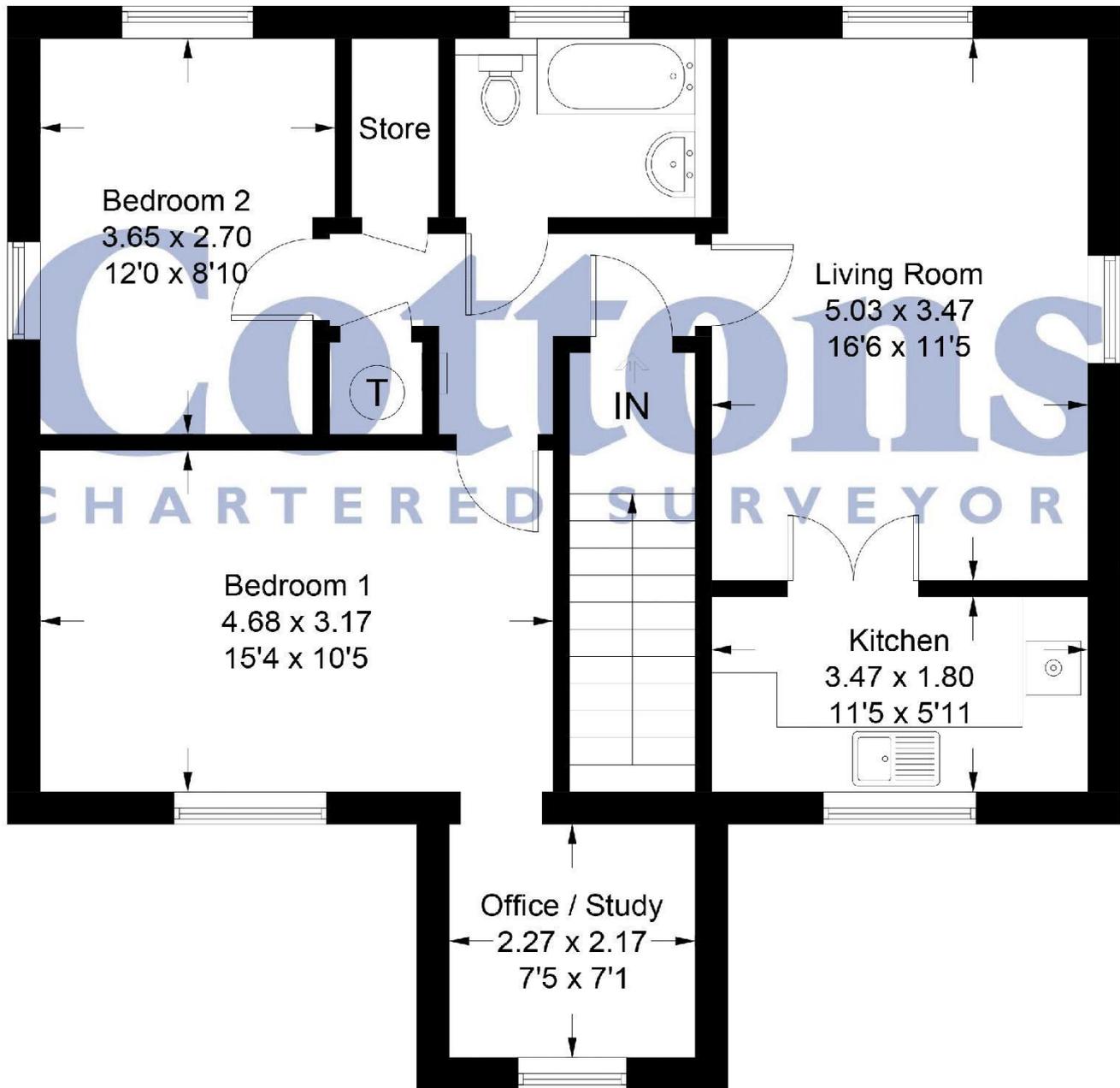


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**Cottons**  
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This plan is for illustration purposes only  
and may not be to scale or representative  
of the property.