



2 Bedroom Apartment  
Stone Street, Oldbury  
Offers In Region Of £84,500



A spacious and stunning 2 bedroom ground floor apartment set within the popular Hub development. The property is ideal for investors and currently has a tenant paying £530pcm. The property offers a good size living room, designer kitchen/breakfast area with integrated appliances, luxury family bathroom, ensuite shower room, entry phone, double glazing and allocated parking space. Energy rating D.

**SUMMARY** A spacious and stunning 2 bedroom ground floor apartment set within the popular Hub development. The property is ideal for investors and currently has a tenant paying £530pcm. The property offers a good size living room, designer kitchen/breakfast area with integrated appliances, luxury family bathroom, ensuite shower room, entry phone, double glazing and allocated parking space. Energy rating D.

**RECEPTION HALL** With front door and doors to bedrooms and bathroom and lounge.

**OPEN PLAN LOUNGE/KITCHEN** 20'1" x 13' With UPVC double glazed window, electric heater and storage cupboard and kitchen.

**KITCHEN** Designer fitted kitchen with stainless steel single drainer sink unit with mixer tap and cupboard under, ample work top surfaces with cupboards and draws under, breakfast bar, eye level units, integrated oven and microwave, fitted four ring hob with extractor hood over, washer/dryer and integrated fridge/freezer.

**FAMILY BATHROOM** With UPVC double glazed window, electric heater, part tiled walls, panelled bath with shower over and shower screen, vanity unit with wash hand basin, W.C and eye level mirror fronted cabinet.

**BEDROOM ONE** 16'3" x 11' 3" With UPVC double glazed window, electric heater and mirror fronted wardrobes.

**ENSUITE** With electric heater, fully tiled walls, shower cubicle with power shower, vanity unit with wash hand basin inset, W.C and eye level mirror fronted cabinet.

**BEDROOM TWO** 11'1" x 10'1" With UPVC double glazed window, electric heater and mirror fronted wardrobes.

**OUTSIDE** There is secure gated allocated parking and communal gardens.

**VIEWING**, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

**TENURE**, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

**SERVICES**, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

### Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

**Energy Performance Certificate**

Flat 3 The Hub Stone Street  
OLDBURY  
West Midlands  
B69 4JT

Dwelling type: Ground-floor flat  
Date of assessment: 29 October 2009  
Date of certificate: 29 October 2009  
Reference number: 9251-2801-6603-0721-6815  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 73 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact Rating (CO <sub>2</sub> )	
Current	Potential	Current	Potential
D	B	D	B

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home			
	Current	Potential	
Energy use	228 kWh/m <sup>2</sup> per year	219 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	2.5 tonnes per year	2.4 tonnes per year	
Lighting	£88 per year	£45 per year	
Heating	£345 per year	£362 per year	
Hot water	£130 per year	£130 per year	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.