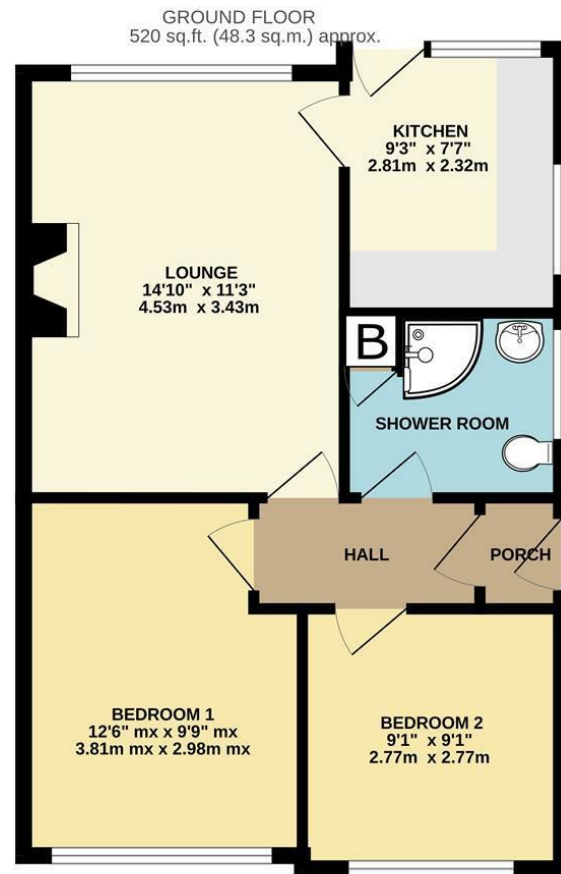


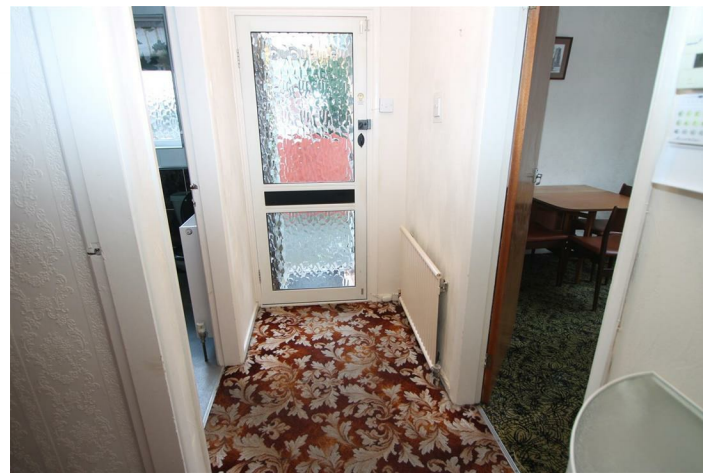
8 Cradley Fields, Halesowen, B63 2DT



TOTAL FLOOR AREA: 520 sq.ft. (48.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 Cradley Fields, Halesowen



Hicks Hadley

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****NO UPWARD CHAIN** ** CALLING ALL INVESTORS POTENTIAL 6.8% YIELD @ £1095 PCM****

A nicely situated two bedroom semi-detached bungalow with potential in this sought after cul-de-sac location; excellent for all local amenities. The property briefly comprises: porch, reception hall, spacious lounge, dual aspect fitted kitchen, shower room and two double bedrooms. The property further benefits from: large garage, private low maintenance rear garden, long driveway and gas central heating. EARLY VIEWING HIGHLY RECOMMENDED. EPC: D

Offers Over £185,000 - Freehold



Porch

With obscured double glazed entry door.

Reception Hall

With double glazed entrance door, central heating radiator, loft hatch and doors into:

Spacious Lounge 14'10 x 11'3 (max) (4.52m x 3.43m (max))

With feature fireplace, remote controlled gas fire, central heating radiator, double glazed window to rear elevation and door into:

Dual Aspect Fitted Kitchen 9'2 x 7'6 (2.79m x 2.29m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, space for cooker, space for fridge freezer, plumbing for automatic washing machine, central heating radiator, ceramic tiling, double glazed windows to side and rear elevation and obscured double glazed door into garden.



Bedroom One 12'5 x 8'3 (max) (3.78m x 2.51m (max))

With integrated wardrobe, central heating radiator and double glazed window to front elevation.

Bedroom Two 9'2 x 9'1 (2.79m x 2.77m)

With central heating radiator and double glazed window to front elevation.

Shower Room 7'5 x 5'9 (max) (2.26m x 1.75m (max))

With shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiling, cupboard housing wall mounted boiler and obscured double glazed window to side elevation.



Large Garage 16'8 x 13'8 (max) (5.08m x 4.17m (max))

Having two windows to side elevation and door into garden.

Outside

Front: With low level wall and gated entry, paved frontage and long driveway to the right hand side leading to entrance door on the side and garage access.

Rear: With low maintenance garden to include block paved patio area and access door into garage.

Agents Note

We have been informed that the property is



freehold. Please check this detail with your solicitor.

COUNCIL TAX BAND: B

All main services are connected.

Broadband/Mobile coverage- please check on link-
[//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

