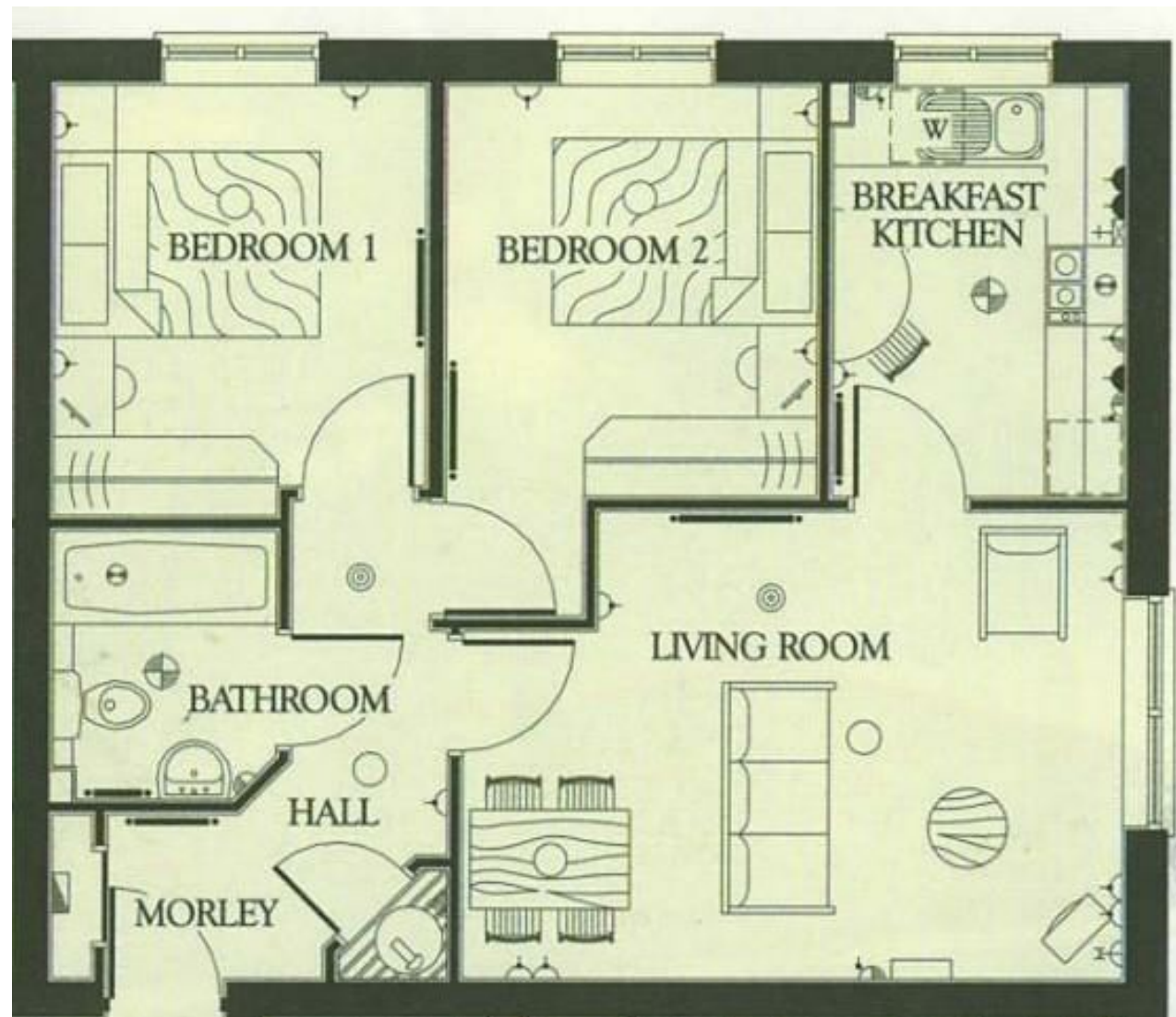
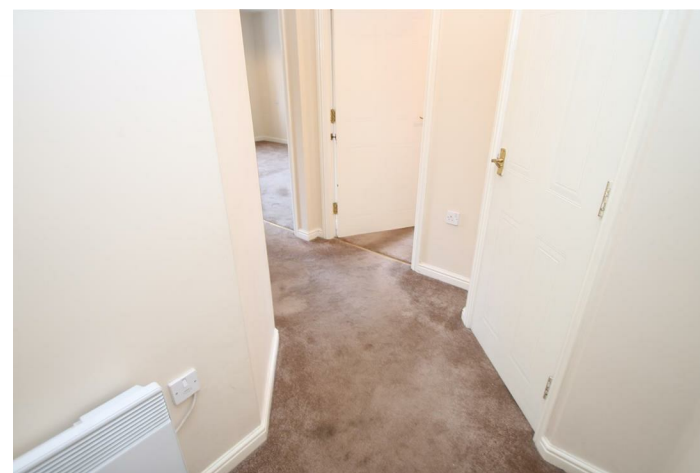


65 Elbow Street, Cradley Heath, B64 6JP




65 Elbow Street, Cradley Heath



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

****NO UPWARD CHAIN ****

Modern second floor two bedroom apartment in a popular and convenient location for all local amenities; most notably Old Hill train station and high street. The property briefly comprises: entrance hall, spacious lounge, fitted kitchen, two double bedrooms and bathroom with shower. The property further benefits from: allocated parking space, well kept communal grounds, double glazing and electric heating. VIEWING HIGHLY RECOMMENDED. EXCELLENT OPTION FOR FIRST TIME BUYERS. EPC: B

Offers In The Region Of £125,000 - Leasehold

Hicks Hadley



Entrance Hall

With intercom, boiler cupboard, storage cupboard, electric heater and doors into:

Spacious Lounge 16'4 x 11'5 (max) (4.98m x 3.48m (max))

With electric heater, feature fireplace, electric fire, double glazed window to front elevation and door into:

Fitted Kitchen 10'2 x 7'3 (3.10m x 2.21m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, electric hob, extractor, plumbing for automatic washing machine, space for fridge, electric heater, splash back tiling and double glazed window to side elevation.

Bedroom One 13'7 x 9'2 (4.14m x 2.79m)

With electric heater and double glazed window to side elevation.

Bedroom Two 10'7 x 9'3 (3.23m x 2.82m)

With electric heater and double glazed window to side elevation.

Bathroom

With panel bath, shower over, shower screen, low flush wc, pedestal wash hand basin and extractor fan.

Outside

With allocated parking space, visitor parking spaces and well kept communal grounds.

Agents Note

Council Tax Band: B

EPC: B

We have been informed that the property is leasehold. We have been informed that the property has a 155 year lease term from 2004. Therefore the lease length is now approximately 134 years.

We have been informed that the ground rent is £95 per annum and the service charges are £719.66 per half year to include buildings insurance.

All main services connected apart from gas. Broadband/Mobile coverage- please check on link- [link- //checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Vendor's Note



We can confirm that our vendor has provided evidence of a landlord's domestic electrical installation condition report completed in August 2021.

