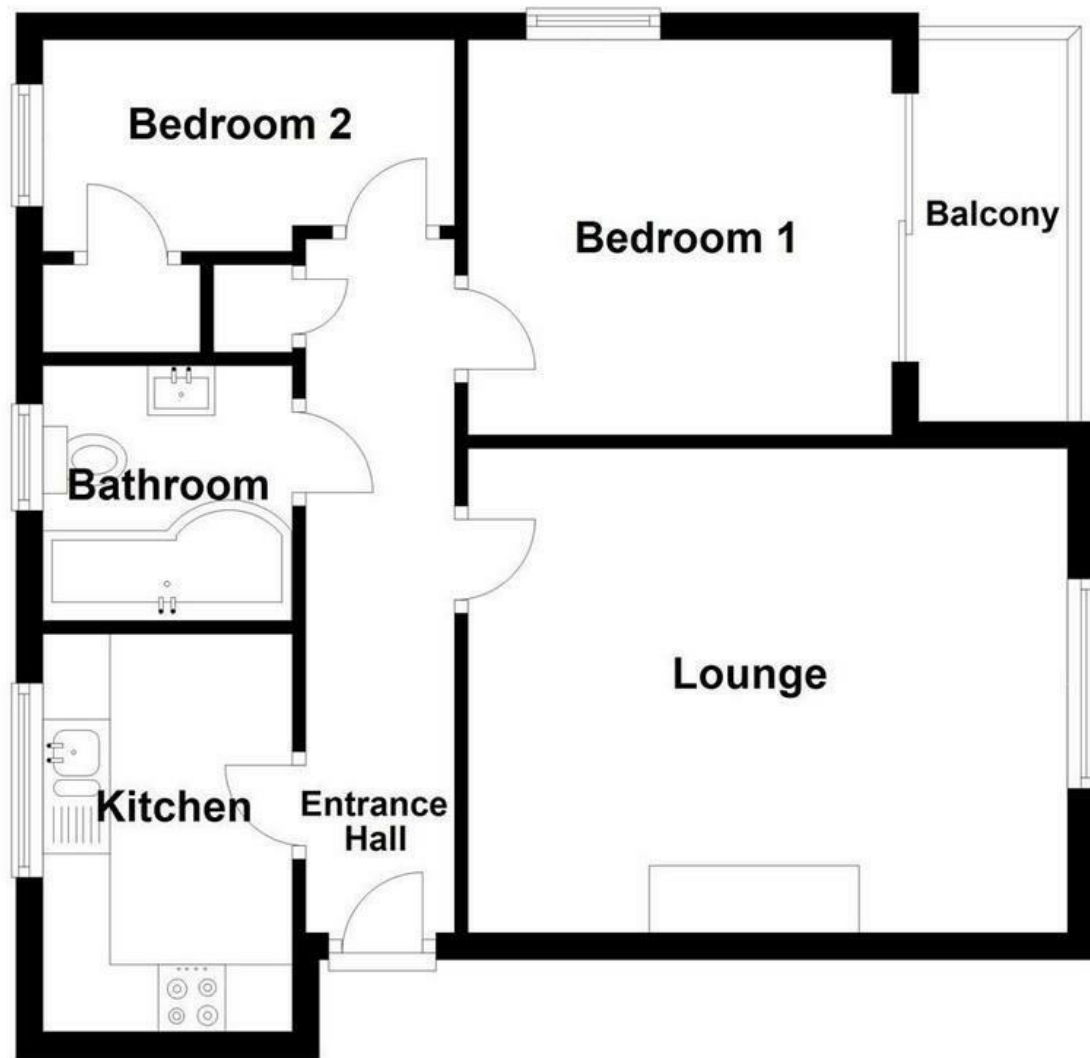


36 Luanne Close, Cradley Heath, B64 6SH



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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

****NO UPWARD CHAIN****

A superb two bedroom, canal side, top floor apartment with excellent views in this most popular of locations for all local amenities. The property briefly comprises: entrance hall with storage, spacious lounge, fitted kitchen, bathroom and two generously sized bedrooms, master with access on to balcony. The property further benefits from: gas central heating, double glazing and allocated parking space. A GREAT OPTION FOR FIRST TIME BUYERS AND LANDLORDS ALIKE. LONG LEASE. VIEWING HIGHLY RECOMMENDED. EPC: C

Offers Over £125,000 - Leasehold

Hicks Hadley



Entrance Hall

With central heating radiator, intercom, loft hatch, storage cupboard and doors into:

Spacious Lounge 14'6 x 11'10 (max) (4.42m x 3.61m (max))

With central heating radiator, fireplace, electric fire, double glazed window to front elevation and double glazed door to balcony.

Fitted Kitchen 9'9 x 6'2 (2.97m x 1.88m)

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

Bedroom One 10'10 x 10'4 (max) (3.30m x 3.15m (max))

With central heating radiator and double glazed patio door on to:

Balcony

With superb views of the canal.

Bedroom Two 10'2 x 6'11 (max) (3.10m x 2.11m (max))

With central heating radiator, storage cupboard and double glazed window to side elevation.

Bathroom

Having panel bath, low flush wc, pedestal wash hand basin, splash back tiling, central heating radiator and obscured double glazed window to rear elevation

Outside

Front: With attractive communal setting and canal side frontage.

Rear: With car parking area to include one allocated parking space.

Agents Note

We have been informed that the property is LEASEHOLD however all interested parties must seek confirmation from their solicitor.

We have been informed by our vendor that the property has approximately 135 years left on the lease. We have also been informed by our vendor that the service charge is currently £130 per month and the ground rent £50 half yearly.

Council Tax Band: B



EPC: C

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)

