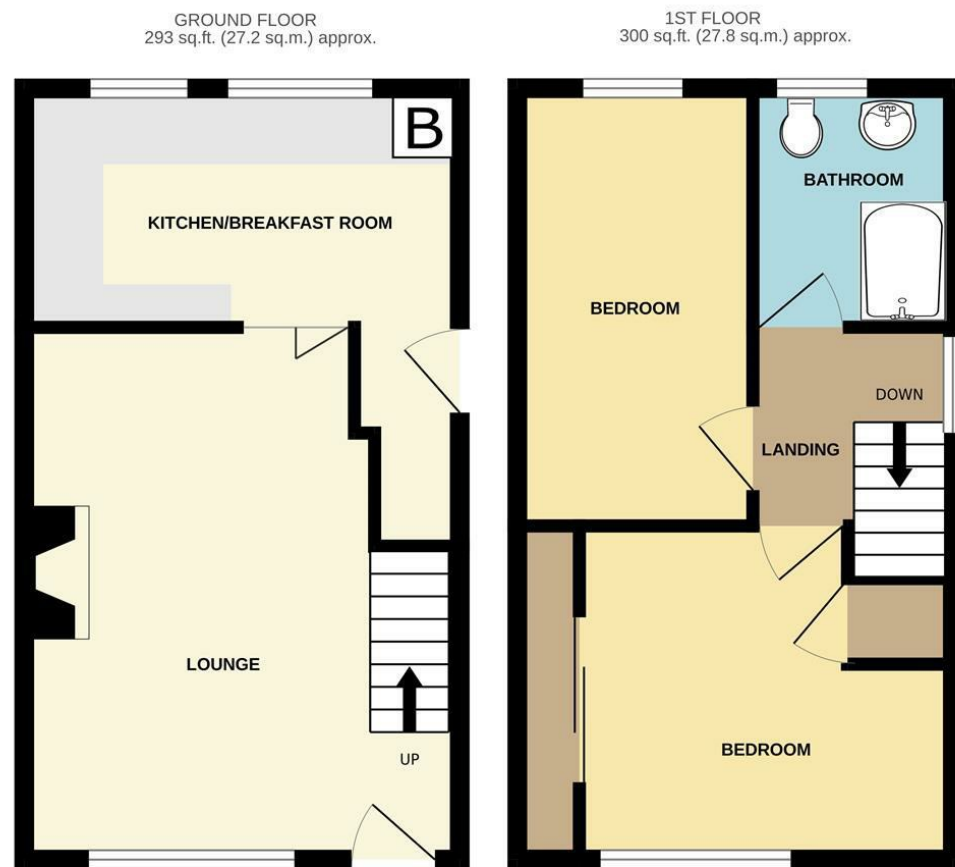


.18 Victoria Gardens, Cradley Heath, B64 5LX



TOTAL FLOOR AREA: 593 sq.ft. (55.1 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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.18 Victoria Gardens, Cradley Heath

Hicks Hadley

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Halesowen
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B63 4PU

0121 585 66 67

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<https://www.hickshadley.com>

****SUPERB OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS****

****IDEAL INVESTMENT WITH A POTENTIAL 7% RENTAL YIELD****

A fantastic property for first time buyers or investors, this one bedroom First floor apartment is conveniently located for shops and transport links. Briefly comprising: security entrance, hallway, double bedroom, large dual aspect lounge, kitchen and family room. The property benefits from well-kept communal grounds and allocated parking along with visitor parking too. The property further benefits from electric powered heating and double glazing.

Asking Price £85,000 - Leasehold

Hicks Hadley



Communal Entrance

Intercom access through to the communal hallways and stairs censored lighting throughout.

Entrance

Lounge/Diner

Two double glazed windows,Storage style heating wall mounted.

Kitchen

Fitted with ample unit space,One bowl stainless steel sink,Double glazed window fitted to the side elevation, Space for appliances such as washing machine and fridge freezer,Large storage cupboard fitted,Electric oven,hob and extractor fan fitted,Partially tiled walls.

Bedroom One

Double glazed window fitted fitted electric storage style heater wall mounted.

Bathroom

Fitted with white sanitary ware,overhead shower head fitted connected to the taps,Partially tiled walls.

External

Agent Notes

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link -//checker.ofcom.org.uk/en-gb/broadband-coverage

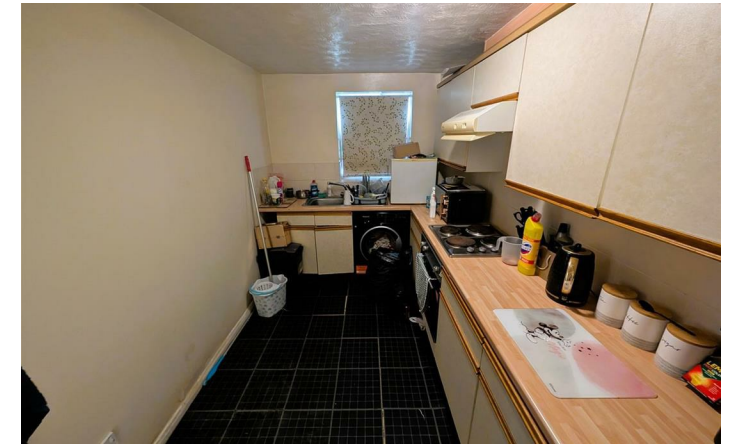
Council Tax Band :A

EPC :C

Tenure Information :leasehold

Any other Material Facts :Traditional brick and block build with render and roof tiled.

Tenure



All information has been provided by the vendor we are advised that the property is Leasehold, ground rent and other charges may be payable. We are advised that the length of lease is 99 years from 29th September 1996. There is a ground rent of £50.00 per year for the first 33 years and a monthly service charge of £120.39.

We advise buyers to confirm information and details with a chosen solicitor.

