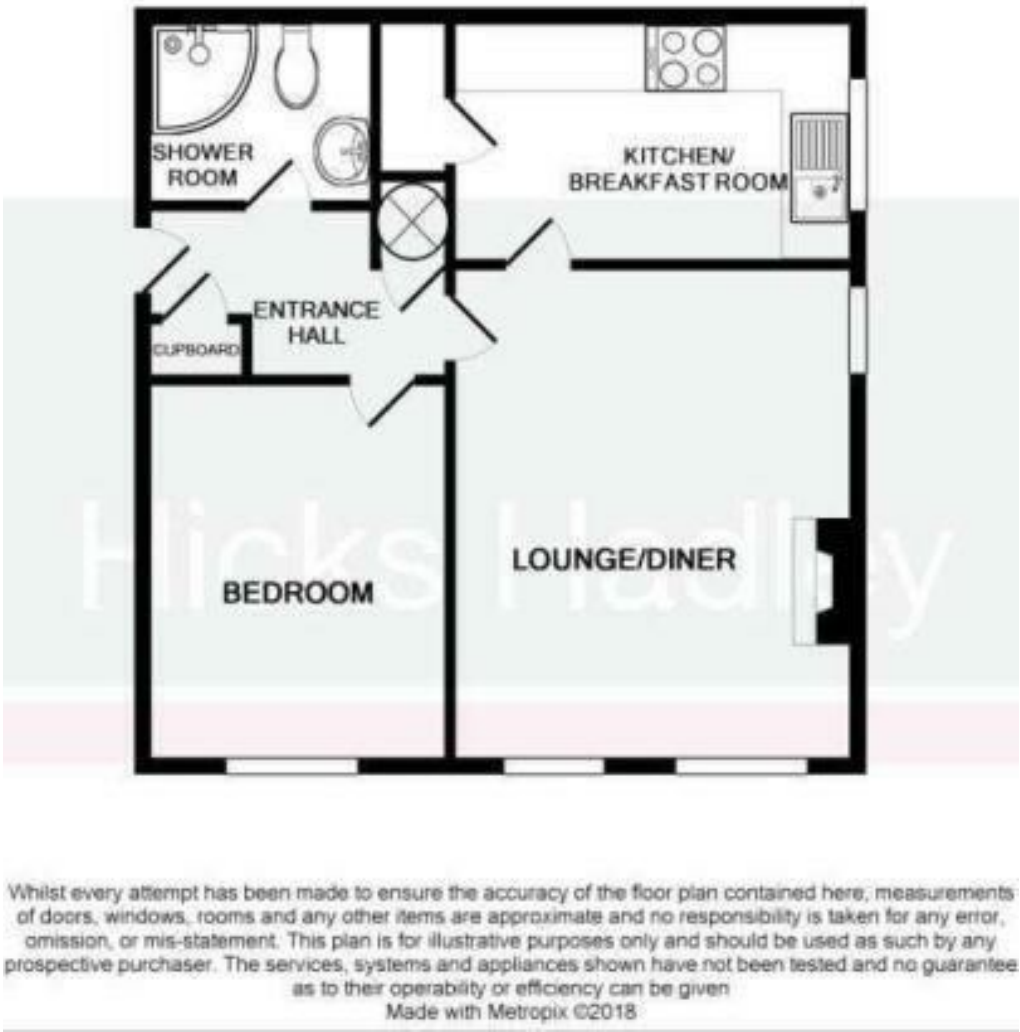


17 Victoria Gardens, Cradley Heath, B64 5LX



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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17 Victoria Gardens, Cradley Heath

Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**

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 sales@hickshadley.com

 <https://www.hickshadley.com>

****CALLING ALL INVESTORS** ** NO UPWARD CHAIN****

A fantastic property for first time buyers or investors, this one bedroom ground floor apartment is conveniently located for shops and transport links. Briefly comprising: a security entrance, hallway, one double bedroom, Large dual aspect lounge and a fitted kitchen with ample unit space. 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.

Offers In The Region Of £85,000 - Leasehold

Hicks Hadley



Approach

Entrance Hallway 8'9x4'6 (2.67mx1.37m)

Having an electric heater to the side elevation and a storage cupboard housing the fuse board.

Lounge 14'5x11'5 (4.39mx3.48m)

Having an electric fire with a surround, three windows one to the side elevation and two to the front elevation and an electric heater.

Bedroom One 11'2x8'9 (3.40mx2.67m)

Having a window to the front elevation.

Bathroom

Partially tiled having a walk in shower cubicle, a toilet and sink with vanity unit.



Kitchen 11'9x7'2 (3.58mx2.18m)

Partially tiled having a window to the side elevation, a one bowl sink with drainer and a mixer tap, a electric oven, a 4 ring hob with extractor fan above, space for an under counter fridge, a storage cupboard and base and wall unit.

External

Having one allocated parking space with visitor parking available and well maintained communal grounds.

Agents note

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 :D

Tenure Information :leasehold

The lease has 160 remaining the management company is First Port Property services Ltd.

Tenure leasehold (leasehold)

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 the Lease is 160 years.

We advise purchasers to check these details with a chosen solicitor.

