

for sale

offers in the region of **£140,000**



Old Hill House Station Road Cradley Heath B64 6PL

A stunning two bedroom first floor apartment with a modern open-plan design. Conveniently located opposite Old Hill train station this property is ideal for first time buyers and investors and must be viewed to be appreciated. Briefly comprising: communal hallway with security entrance, private hallway, open-plan lounge, kitchen & dining area, two bedrooms, bathroom, allocated parking space and communal areas. Benefiting from a long lease, the property was converted into apartments in 2022..

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Approach

The property is conveniently located opposite Old Hill Train station and close to shops and transport links. There is a residents car park to the side with allocated parking space and bin store. Steps to the front lead to the main entrance with security intercom, communal hallway with stairs leading to communal hallway and the front door.

Hallway

Wood effect flooring, storage cupboard and door to lounge.

Open Plan Living Space

20' 5" x 18' 3" max (6.22m x 5.56m max)

There is a large modern open plan living space with defined kitchen, dining and lounge areas. It is a light and well-designed room perfect for entertaining.

Kitchen

Fitted with a range of grey wall and base units with work surfaces over, sink and drainer plumbing for washing machine, integrated oven with electric hob and cooker hood over, space for fridge freezer, spotlights to ceiling, tiling to walls, wood effect flooring.

Lounge/Dining Area

Wood effect flooring, spotlights to ceiling, electric heater, two double glazed windows to side elevation, space for dining room table and chairs, doors leading to:

Bedroom One

10' 9" max x 8' 11" (3.28m max x 2.72m)

Electric heater, double glazed window to rear elevation

Bedroom Two

8' 11" x 10' 9" (2.72m x 3.28m)

Electric heater, double glazed window to rear elevation.

Bathroom

Comprising: bath with shower over, tiling to walls, pedestal wash hand basin, low level W.C, heated towel rail, extractor fan.

Parking

There is an allocated parking space on the resident car park to the side

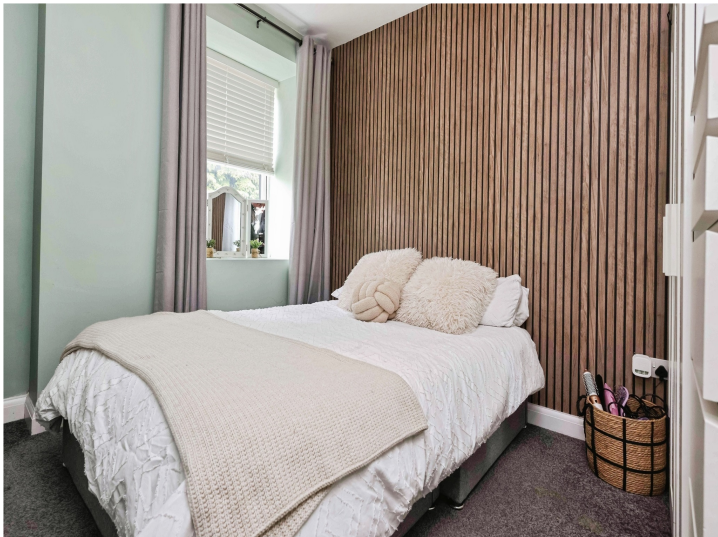


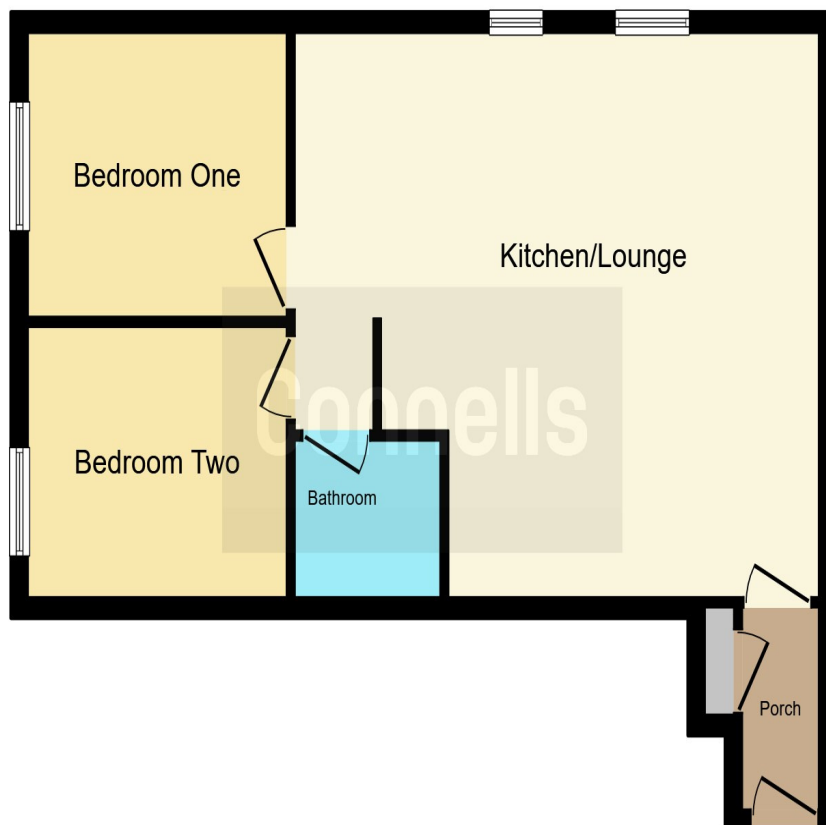
Communal Areas

There are well-kept communal hallways and a shared open space to the rear

Tenure

The property is leasehold, your conveyancer will be provided with the lease documents





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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10 Hagley Road
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Property Ref: HSW315892 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 110.00

view this property online connells.co.uk/Property/HSW315892

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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