

for sale

offers in the region of **£118,000**



Wycherley Way Cradley Heath B64 6DA

Located only a short distance from Cradley Heath town centre and being close to Old Hill train station, as well as motorway links, this two bedroom second floor apartment would make a perfect first home or investment and is offered with NO UPWARD CHAIN. Accommodation comprises: communal security entrance, entrance hall, lounge/dining room, kitchen, two bedrooms, re-fitted bathroom and allocated parking space to the rear, Viewing is highly recommended.

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Approach

Via pathway which provides access into a secure communal hallway, stairs up to second floor, hallway leading to door, further door to entrance hall.

Entrance Hall

Wood effect flooring, intercom, central heating radiator, storage cupboard, doors leading to:

Lounge/Dining Room

11' 10" x 14' 9" (3.61m x 4.50m)

Wood effect flooring, central heating radiator, space for dining table, double glazed window to front elevation.

Kitchen

6' 3" max x 9' 8" (1.91m max x 2.95m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, gas hob, extractor over, space and plumbing for appliances, wood effect flooring, double glazed window to rear elevation.

Re-Fitted Bathroom

A re-fitted bathroom with wood effect flooring, vanity wash hand basin, low level W.C, heated towel rail, bath with shower over, extractor fan, tiled walls, mirrored storage unit.

Bedroom One

10' 4" x 10' 9" (3.15m x 3.28m)

Wood effect flooring, central heating radiator, double glazed window to front elevation.

Bedroom Two

7' x 10' 1" (2.13m x 3.07m)

Wood effect flooring, central heating radiator, storage cupboard, double glazed window to rear elevation.

Communal Areas

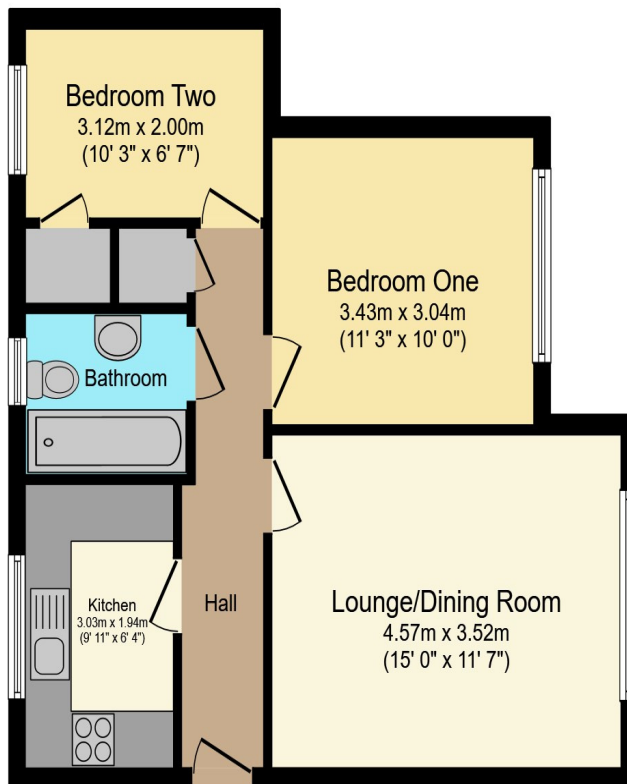
There are well-kept communal grounds with allocated parking and visitor parking to the rear.

Tenure

The property is leasehold and benefits from a long lease.







Total floor area 51.9 m² (558 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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10 Hagley Road
HALESOWEN B63 4RG

Property Ref: HSW316278 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 169.68

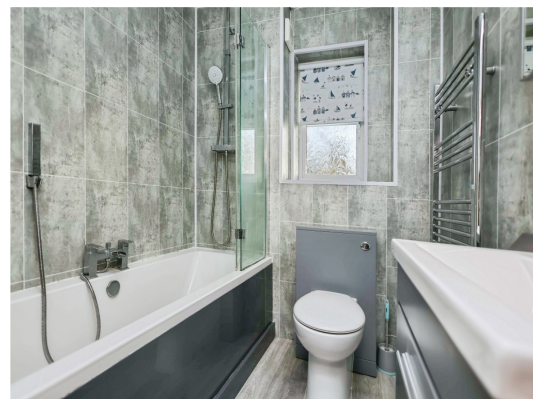
Ground Rent: 100.00

view this property online connells.co.uk/Property/HSW316278

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2003. 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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