

for sale

offers in the region of **£120,000**



## Unitt Drive Cradley Heath B64 6DB

A two bedroom apartment well situated for local amenities and is only a short distance away from public transport links. The property briefly comprises: Communal hallway, private entrance hall, spacious lounge, kitchen, two bedrooms, bathroom and allocated parking. Call us now to book your viewing! 0121 550 6465.

# Unitt Drive Cradley Heath B64 6DB

## Approach

From the road, there is a dropped kerb giving access in to a resident's car park, allocated parking spaces and a pathway leading to the main entrance in to the communal hallway.

## Communal Hallway

Via a secure telecom entry with stairs rising to the upper floors and a door opening in to the apartment.

## Entrance Hall

Ceiling light point, central heating radiator, store cupboard and doors to:

## Lounge

14' 9" x 11' 9" (4.50m x 3.58m)

With a double glazed window to the side, ceiling light point, central heating radiator, electric fire and surround.

## Kitchen

9' 8" x 6' 2" (2.95m x 1.88m)

Fitted kitchen with a double glazed window to the rear, ceiling light point, wall and base units, worktops, splash back tiling, sink and drainer unit with mixer tap over, space for oven with extractor hood above and plumbing for a washing machine.



## Bedroom One

10' 8" x 10' 4" (3.25m x 3.15m)

Double glazed window to the side, ceiling light point and central heating radiator.

## Bedroom Two

10' 2" x 6' 11" (3.10m x 2.11m)

With a double glazed window to the rear, ceiling light point and central heating radiator

## Bathroom

Suite comprising: Double glazed obscure window to side, low level flush WC, wash hand basin with mixer tap over and splashback tiling, shaver point, extractor fan and a bath with a shower over

## Outside

The communal areas have maintained planted areas to the front of the building and a resident's car park at the rear.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HSW313767 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/HSW313767](http://connells.co.uk/Property/HSW313767)**

Lease details are currently being compiled. For 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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