



25 Victoria Gardens, Cradley Heath, B64 5LX
Offers In The Region Of £80,000

*****INVESTMENT OPPORTUNITY***** Being sold with a long term sitting tenant earning £5,700.00 per annum currently.

One double bedroom second floor apartment, situated in a sought after block and within walking distance to local amenities. Offering a short commute also to Old Hill and Cradley Heath train stations.

Briefly comprising of; entrance hall, bathroom, spacious lounge, fitted kitchen and a double bedroom. Communal gardens and a single allocated parking space are also available.

Offering no upward chain. EPC - D / CT - A

Property Description

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Approach

Tarmacked pathway with communal gardens on either side leading to front communal door entrance.

Entrance Hall 2'7" x 4'9" (0.80m x 1.45m)

Entrance Hallway allowing access to the rest of the property.

Lounge 11'9" x 14'6" (3.60m x 4.44m)

Sizable lounge complete with fireplace and hearth as well as three windows to allow in plenty of light: two to the front of the property and one to the side.

Fitted Kitchen 7'1" x 11'10" (2.18m x 3.63m)

Wide array of eye level and ground storage units plus selected appliances and plumbing for a washer installed. Side facing window. Built in pantry storage.

Double Bedroom 8'8" x 11'2" (2.66m x 3.42m)

Capacious bedroom with front facing window.

Bathroom 5'6" x 6'4" (1.68m x 1.94m)

Three piece suite comprised of: a bath and connected shower above, low level toilet and a vanity sink unit.

Leasehold

We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

Leasehold Information

-72 years remaining on lease.

-The total service charge for last year 2022 was £1026.36

-The ground rent is charged at £25.00 per 6 months/£50.00 per annum.

Brochure Declaration

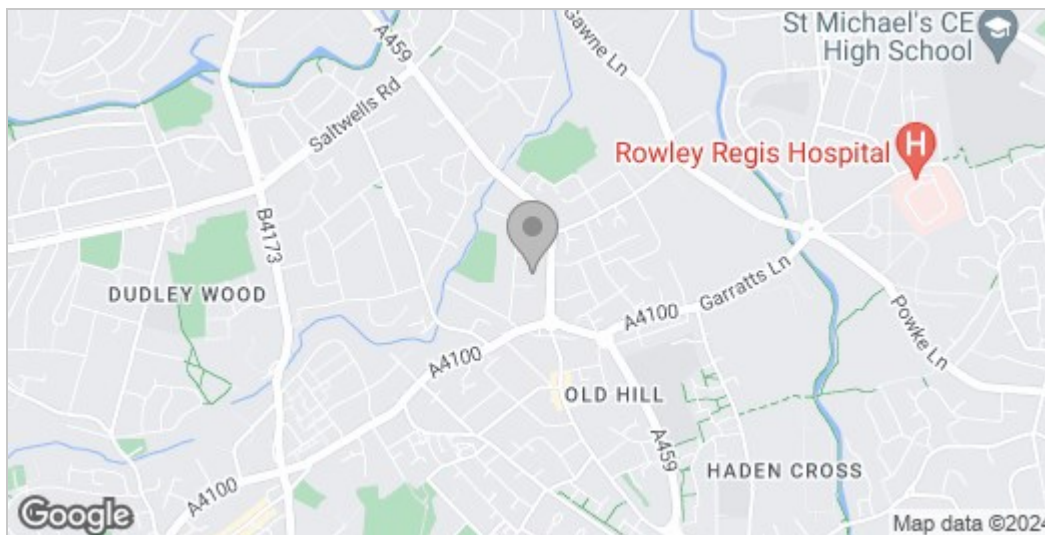
FIXTURES AND FITTINGS: Only those items

specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

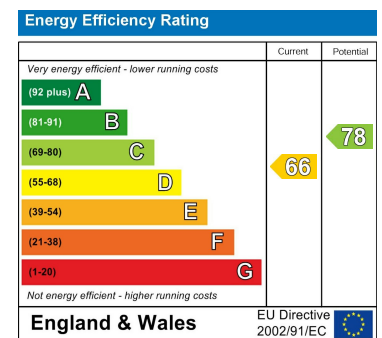
Ground Floor



Area Map



Energy Efficiency Graph



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