



Taylors

CRADLEY HEATH, Corngreaves Hall

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- Super ground floor apartment
- Heritage Grade 11 Listed building
- Set in delightful communal grounds
- Kitchen with wealth of integral appliances
- Luxury shower room
- Double bedroom with fitted furniture
- Attractive living room
- Allocated parking
- Walnut finished flooring
- No upward chain

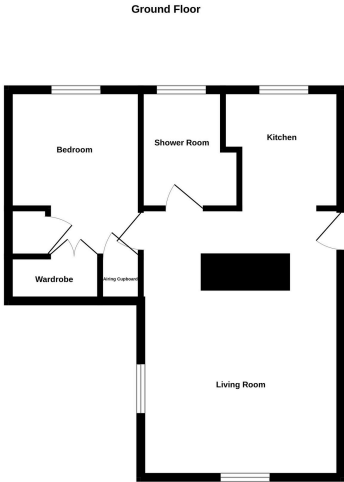


A splendid superbly appointed GROUND FLOOR apartment on this charming historic Grade 11 listed development. Set in lovely well looked after communal grounds and approached through impressive remote control gated entrance. With electric radiator heating and partial double glazing - Hall, Living Room, Super Fitted Kitchen with integral oven, hob, washer dryer, fridge and freezer. Double Bedroom with fitted furniture, Luxury Shower Room. Allocated parking space

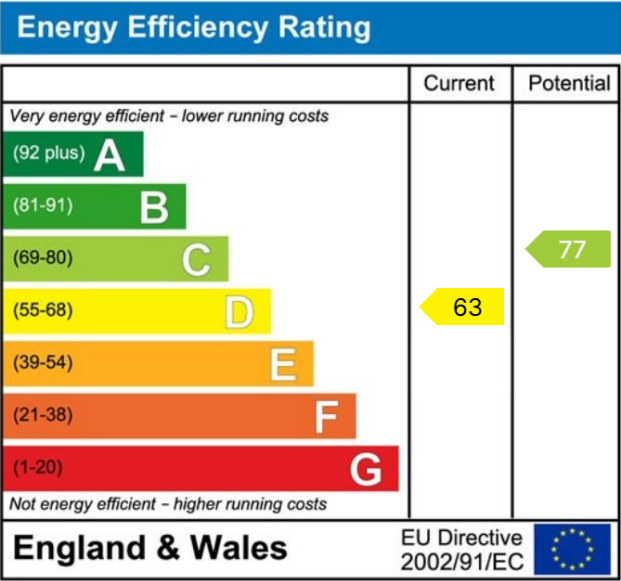
Mains water, electricity and drainage connected. Tenure Leasehold Present ground rent £250 pa, Building Insurance £759pa both payable to Pier Management. Present service charge including sinking fund £1168 pa reviewed annually by Corngreaves Management Company. Unexpired term 110 yrs Council Tax band B EPC D. Broadband/ mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction traditional. Long term flood risk - surface water and rivers very low.

Gated Entrance With intercom and remote system which connects directly to residents mobile phones, **Extensive Looked after Communal Grounds, Shared Ground Floor Entrance** Providing to Apartment 10 - comprising, **Hall** With walnut finished flooring, electric radiator, ceiling lighting and opening to, **Living Room** - 4.12m x 3.31m (13'6" x 10'10") Having similar flooring, windows to two elevations, electric radiator, **Attractive Fitted Kitchen** - 2.37m x 2.25m (7'9" x 7'4") Having integral oven, hob and cooker hood, integral fridge and freezer, washer dryer, fitted breakfast table, range of floor and wall cupboards, **Double Bedroom** - 3.95m into wardrobes x 2.7m (12'11" x 8'10") Having a comprehensive range of fitted wardrobes, electric radiator and further Airing Cupboard off, **Luxury Shower Room** - 2.27m x 1.93m (7'5" x 6'3") With shower cubicle, handbasin with cupboard beneath, WC, tiled floor and electric radiator, **Garden Store, Allocated Parking Space**





Measurements are approximate. Not to scale. Excludes porches etc.
Not to be used for planning.



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