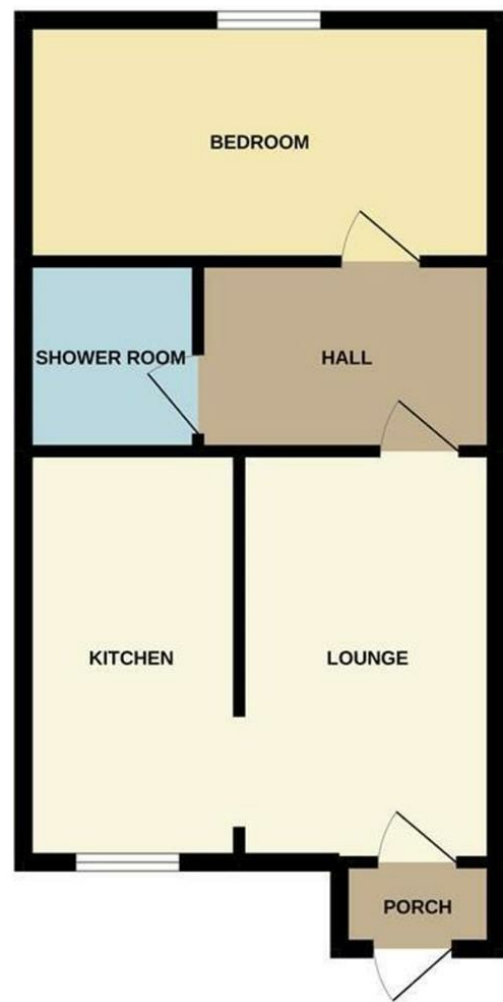


212A Halesowen Road, Cradley Heath, B64 6HN



## 212A Halesowen Road, Cradley Heath



### Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

**\*\*GREAT INVESTMENT OPPORTUNITY\*\* \*\*ACHIEVING £927 PCM\*\***  
A fantastic opportunity to purchase this one bedroom, first floor apartment offering convenient access to train stations and all local amenities. The property briefly comprises: porch, spacious lounge, fitted kitchen, hall, shower room and double bedroom. The property further benefits from double glazing.  
VIEWING HIGHLY RECOMMENDED- 13.91% GROSS YIELD. FAVOURABLE LANDLORD RUNNING COSTS; PLEASE CALL FOR DETAILS. EPC: D

**Offers In The Region Of £80,000 - Leasehold**

Hicks Hadley



#### Porch

With door into:

#### Spacious Lounge 14'9 x 10'2 (max) (4.50m x 3.10m (max))

With electric heater, built in storage cupboards, double glazed window to rear elevation and doors into:

#### Fitted Kitchen 14'1 x 7'3 (4.29m x 2.21m)

Having a range of wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, integrated oven, electric hob, extractor over, plumbing for automatic washing machine, space for further appliance, space for fridge/freezer, splash back tiling, spotlights and double glazed window to rear elevation.



#### Hall

With access doors into:

#### Shower Room

With shower cubicle, low flush wc, vanity wash hand basin and part ceramic tiling.

#### Double Bedroom 13'5 x 11'6 (max) (4.09m x 3.51m (max))

With electric heater and double glazed window to front elevation.

#### Outside

Shared entry from high street to access the external steps up to the rear entrance door.

#### Agent Note

Council Tax Band: A

EPC: D

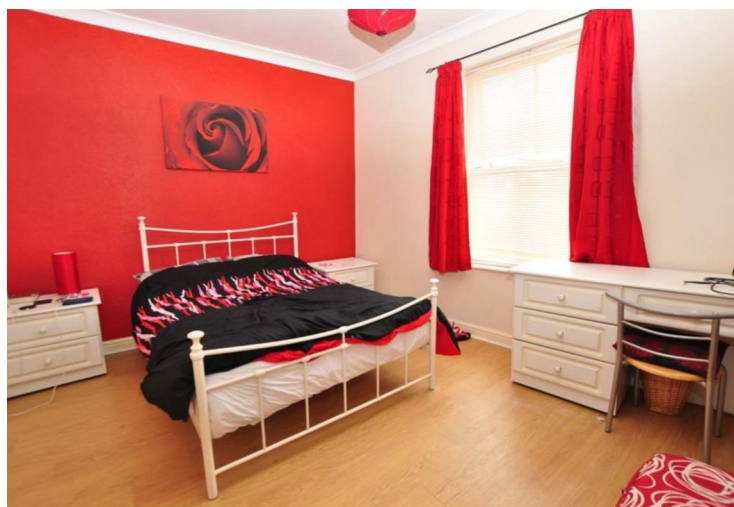
Tenure: We have been informed that the property is leasehold with approximately 64 years remaining on the lease. We have also been informed that there is a service charge of £80 per annum and a ground rent of £30 per annum.

The property has mains services of electric and water.

Broadband/Mobile coverage: <http://checker.ofcom.org.uk/en-gb/broadband-coverage>.

#### Vendor Note

We have been informed that the current tenant is paying £927 per calendar month.



Our vendor informs us that the hall has previously been used as an office due to it's suitable shape.

