

for sale

offers over

**£120,000**



**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 well-presented two bedroom second floor apartment would make a perfect first home. Contact Connells Halesowen to arrange a viewing.

# Wycherley Way Cradley Heath B64 6DA

## Approach

There are steps up to access into a secure communal hallway, stairs up to second floor, hallway leading to door opening to:

## Hallway

Central heating radiator, loft hatch, storage cupboard, doors leading to:

## Lounge/Dining Room

Central heating radiator, fireplace, double glazed window to front elevation.

## Kitchen

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

## Bathroom

Wood effect flooring, low level W.C, bath with shower over, pedestal wash hand basin, extractor, part tiled walls, double glazed obscured window to side elevation.

## Bedroom One

Central heating radiator, double glazed window to side elevation, double glazed window to front elevation.

## Bedroom Two

Central heating radiator, storage cupboard, double glazed window to side elevation.

## Communal Areas

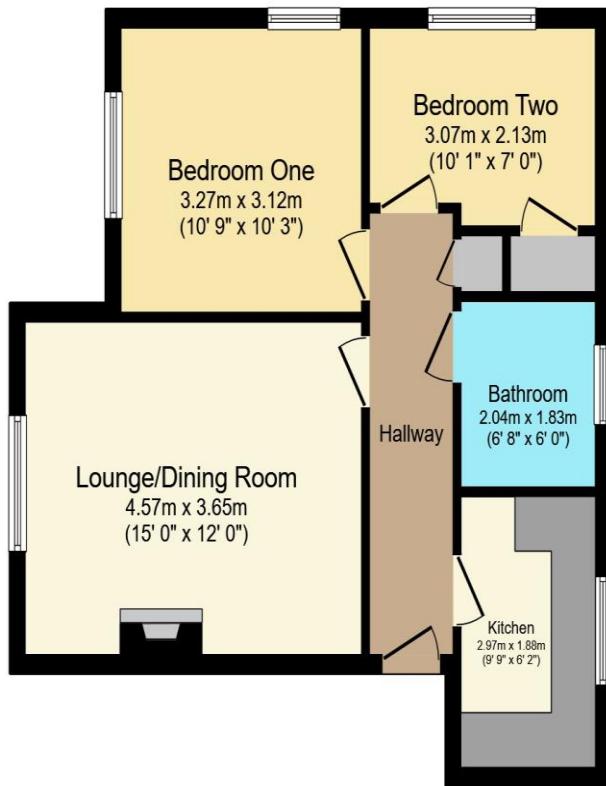
There are well-kept communal grounds with allocated parking and visitor parking to the front.

## Tenure

The property is leasehold and benefits from a long lease, contact Connells Halesowen for more information.







Total floor area 51.2 m<sup>2</sup> (552 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316308 - 0005

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1696.74

Ground Rent: 100.00

**[view this property online connells.co.uk/Property/HSW316308](http://www.connells.co.uk/Property/HSW316308)**

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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