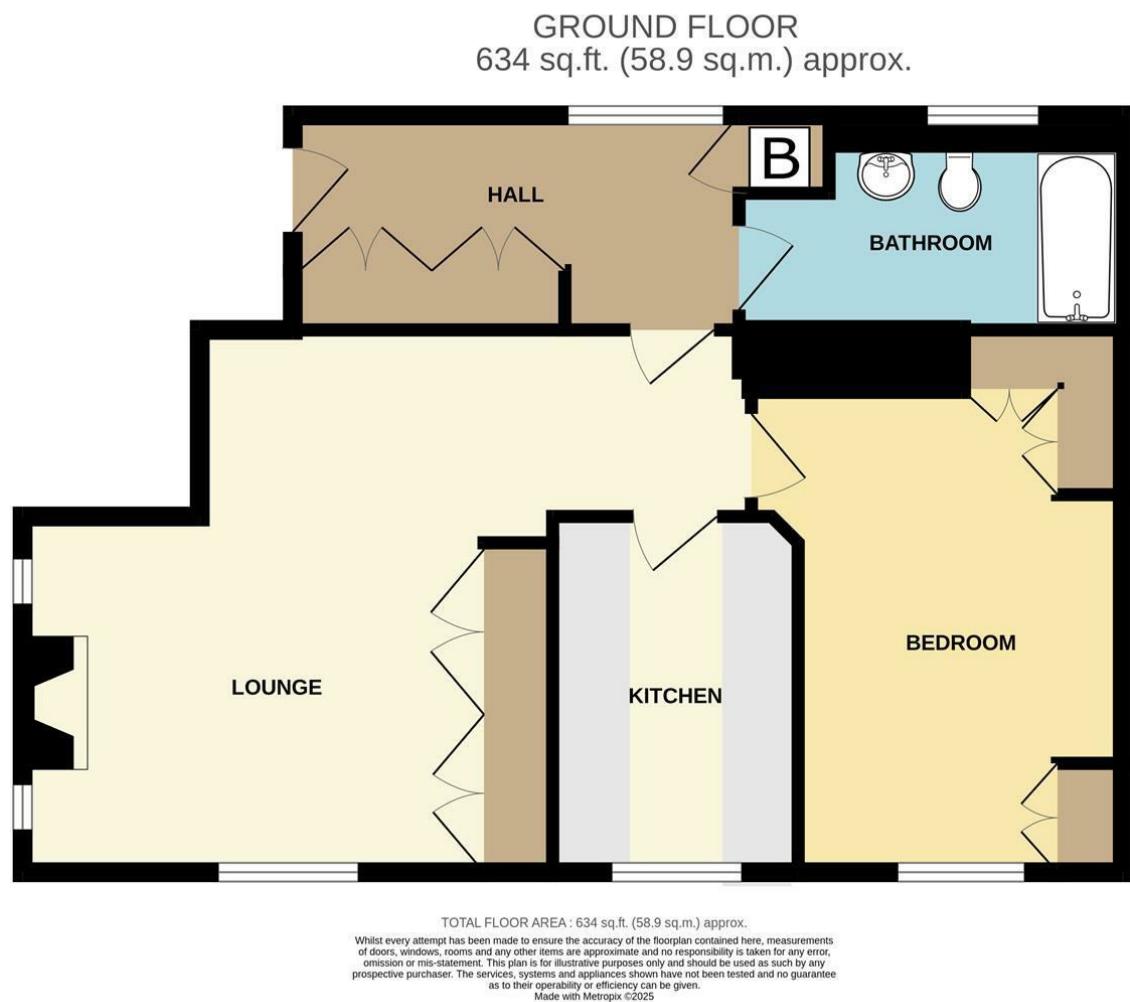


Apt 9 Corngreaves Hall, Cradley Heath, B64 7NL



## Apt 9 Corngreaves Hall, Cradley Heath



**Hicks Hadley**

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**\*\*DELUXE APARTMENT IN GRADE 2 LISTED SPLENDOUR\*\***  
A luxuriously appointed, superbly presented ground floor apartment in this Grade 2 listed building, completely renovated to the highest of standards in 2012 by the specialist company GR8Space. Situated in this exclusive gated community with beautifully maintained grounds and direct access to the neighbouring Corngreaves Nature Reserve. Finished to the highest specification, with some beautiful original features. Large welcoming hallway, superb lounge with Inglenook fireplace, stunning breakfast kitchen, large double bedroom, and luxury bathroom. **VIEWING HIGHLY RECOMMENDED.**  
EPC: TBA

**Offers In The Region Of £225,000 - Leasehold**

**Hicks Hadley**



#### Approach

The property is approached via electronic gates to the front and rear, with security intercom, and driveway leading to the Hall with allocated residents parking. The well maintained communal grounds surrounding the Hall offer gated pedestrian access to the Corngreaves Nature Reserve and its lovely walks.

Steps lead from the parking area to the side secure entrance door.

#### Communal reception hall

With door opening to the the private reception hall.

#### Large hallway

Having original secondary glazed high level window overlooking rear elevation, central heating radiator, walk-in storage cupboard housing the central heating boiler, spacious fitted storage unit and doors leading to-

#### Luxury bathroom

With high specification sanitary ware to include built-in bath with shower over, wash hand basin, low level WC, fully tiled with Porcelanosa ceramic tiling and tiled flooring, heated towel rail and original high level secondary glazed window overlooking rear elevation.

#### Inner Hallway

With doors leading to:-

#### Large Lounge/Dining room 15'6" x 16'4" (4.72 x 4.98)

With deep period style secondary glazed window overlooking front elevation, two central heating radiators, original and restored inglenook fireplace with stone surround and matching hearth having twin windows overlooking side elevation, a stunning range of fitted furniture to include display cabinets and entertainment units.

#### Fitted Breakfast Kitchen

With an expensive range of fitted high gloss units to include a single drainer sink unit, base units with worktops over, matching wall units, ceramic tiling, integrated oven and fitted ceramic hob with extractor over, integrated fridge and freezer, integrated washer dryer, tiled flooring, fitted breakfast bar and deep period style secondary glazed window to front elevation.

#### Spacious Double Bedroom 14'4" x 9'8" (4.37 x 2.95)

Having a range of fitted furniture to include wardrobes, cupboards and drawer units, providing ample storage, built-in lighting, central heating radiator and deep period style secondary glazed window overlooking front elevation..



#### Outside

The driveway leads from Corngreaves Road with its castellated wall and electronically operated sliding gate with intercom directly to the apartment. A further gated access leads from Barn Close to the rear of the Hall.

Allocated parking and visitor parking.

The Hall is surrounded by well maintained communal gardens with mature trees and shrubs and large grassed area. A private secure pedestrian gate leads to the Corngreaves Nature Reserve

#### Agents Note

Council Tax Band: B

EPC: TBA



We have been informed that the property is leasehold. We have been informed that the lease length is approximately 111 years.

We have been informed that the property has a service charge of approximately £1300 per annum.

All main services connected.

Broadband/Mobile coverage- please check on link- [/checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

