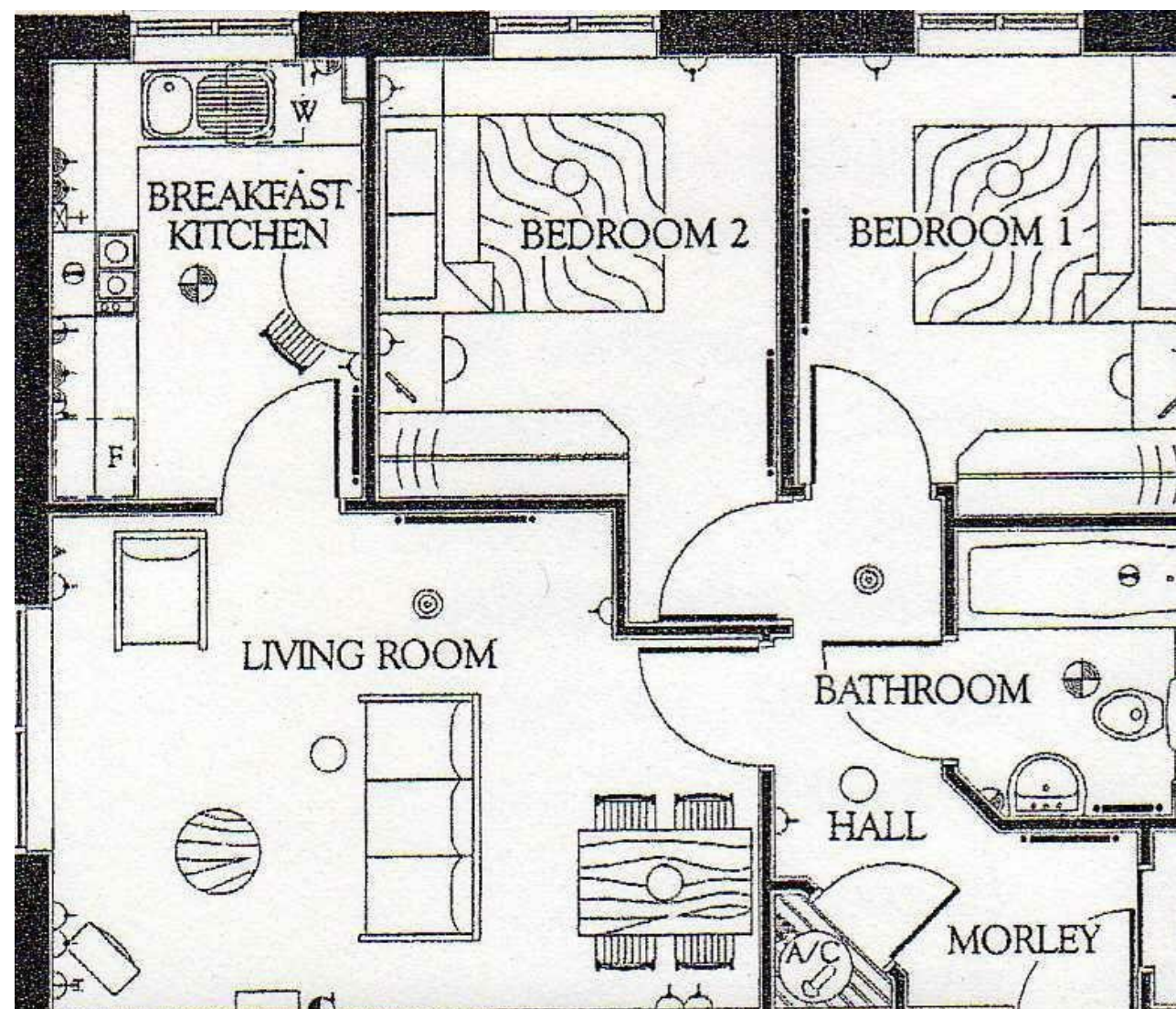


64 Elbow Street, Cradley Heath, B64 6JP



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Hicks Hadley

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IDEAL FIRST TIME BUY

Modern second floor two bedroom apartment in a popular and convenient location for all local amenities; most notably Old Hill train station and high street. The property briefly comprises: entrance hall, spacious lounge, fitted kitchen, two double bedrooms and bathroom with shower. The property further benefits from: allocated parking space, well kept communal grounds, double glazing and electric heating. VIEWING HIGHLY RECOMMENDED. EPC: B

Offers Over £105,000 - Leasehold

Hicks Hadley



Entrance Hall

With two storage cupboards, intercom and doors into:

Living Room 16'4 x 11'5 (max) (4.98m x 3.48m (max))

With feature fireplace, electric fire, electric heater, double glazed window to side elevation and door into:

Fitted Breakfast Kitchen 10'1 x 7'2 (3.07m x 2.18m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, integrated electric hob, extractor over, space for fridge freezer, plumbing for automatic washing machine and double glazed window to rear elevation.

Bedroom One 13'6 x 9'3 (max) (4.11m x 2.82m (max))

With electric heater and double glazed window to rear elevation.

Bedroom Two 10'2 x 9'3 (3.10m x 2.82m)

With electric heater and double glazed window to rear elevation.

Bathroom

Having panel bath with shower over, pedestal wash hand basin, low flush wc and ceramic tiling.

Outside

With allocated parking space, visitor parking spaces and well kept communal grounds.

Agents Note

We have been informed that the property has a 155 year lease term from 2004. Therefore the lease length is now approximately 136 years.

We have been informed that the ground rent is £95 per annum and the service charges are £719.66 per half year to include buildings insurance.

COUNCIL TAX BAND: B

All main services connected apart from Gas.
Broadband/Mobile coverage- please check on link- [link- //checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)
EPC:B

