

for sale

offers in the region of **£210,000**



Kererwin Close Cradley Heath B64 6SJ

A great property for first time buyers, this two bedroom property is situated on a popular development and offered for sale with NO UPWARD CHAIN. Briefly comprising: hallway, kitchen, downstairs w.c, lounge/dining room, two bedrooms, en-suite bathroom and en-suite shower room, pleasant rear garden and off road parking to the rear. The current owner is in the process of purchasing the Freehold for the property. Viewing highly recommended

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Approach

The property is situated on a popular development in a cul-de-sac location with access to the local canal at the end of the road. A pathway with lawn to the side leads to the front door. There is also a bin store.

Hall

Door to storage cupboard, archway to kitchen and doors to lounge and w.c

Downstairs W.C

Comprising low level w.c, wash hand basin, central heating radiator, tiled flooring and extractor

Kitchen

Fitted with a range of wall and base units with works surfaces over, sink and drainer, part tiling to walls, electric oven with gas hob and extractor over, space for fridge freezer, plumbing for washing machine, double glazed window to front elevation

Lounge

Double glazed French doors opening to the rear garden, central heating radiator, stairs to first floor accommodation

Landing

Loft hatch, doors leading to:

Bedroom One

Double glazed window to front elevation, central heating radiator and door to en-suite.

En-Suite Bathroom

Comprising: panelled bath, low level w.c, vanity wash hand basin, wood effect flooring, central heating radiator and part tiling to walls

Bedroom Two

Double glazed window to rear elevation, central heating radiator, built in wardrobe, airing cupboard and door to en-suite



En-Suite Shower Room

Comprising shower cubicle, low level w.c, vanity wash hand basin, central heating radiator, wood effect flooring and extractor

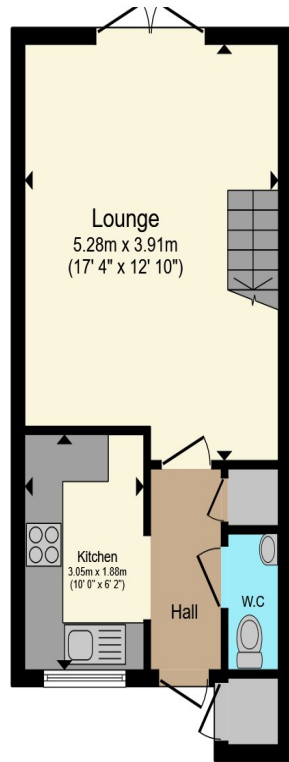
Rear Garden

Paved patio with lawns beyond, gate to rear access and parking, fencing to borders

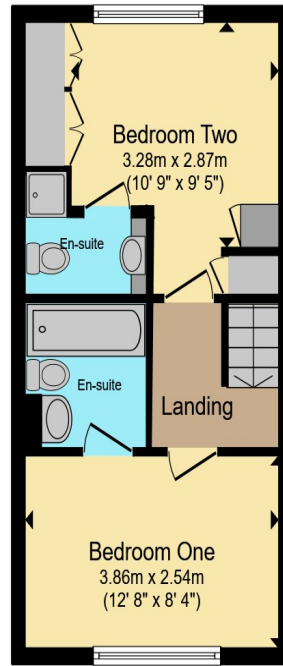
Tenure

The property is currently Leasehold, contact the agent for more details.





Ground Floor



First Floor

Total floor area 64.5 m² (694 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



To view this property please contact Connells on

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10 Hagley Road
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Property Ref: HSW316543 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 120.00

view this property online [connells.co.uk/Property/HSW316543](https://www.connells.co.uk/Property/HSW316543)

This is a Leasehold property with details as follows; Term of Lease 155 years from 25 Dec 2002. 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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