Connells

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For Sale

offers in the region of **£140,000**



Petford Street Cradley Heath B64 6DY

A two bedroom end terraced property in a popular and convenient location. This property benefits from a driveway to the rear and is offered for sale with NO UPWARD CHAIN. Contact Connells Halesowen to arrange a viewing.

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Approach

The property has a lawned frontage with a pathway leading to the front door. There is an outdoor, lockable storage cupboard. The front garden extends down the side of the property and leads to the driveway that is located at the rear of the property.

Entrance Hall

Door to:

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, electric hob, space and plumbing for appliances, extractor, part tiled walls, boiler, central heating radiator, double glazed window to front elevation, door to:

Lounge/Dining Room

Two central heating radiators, stairs up to first floor accommodation, double glazed window to rear elevation, door to rear garden.

Landing

Loft hatch, doors to:

Bedroom One

Storage cupboard, central heating radiator, double glazed window to front elevation.

Bedroom Two

Central heating radiator, double glazed window to rear elevation.

Bathroom

Bath with shower over, pedestal wash hand basin, tiled walls, extractor, part tiled walls, double glazed obscured window to side elevation.

Separate W.C

Low level W.C, central heating radiator, extractor.

Rear Garden

Slabbed patio, further garden with small pond and gated access to the rear driveway.

Parking

There is a driveway to the rear of the property, accessed via the road or the rear garden gate.



Agents Note

Agents Note:

"This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

"We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

"The monthly service charge of £17.59pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

"We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.

Aml

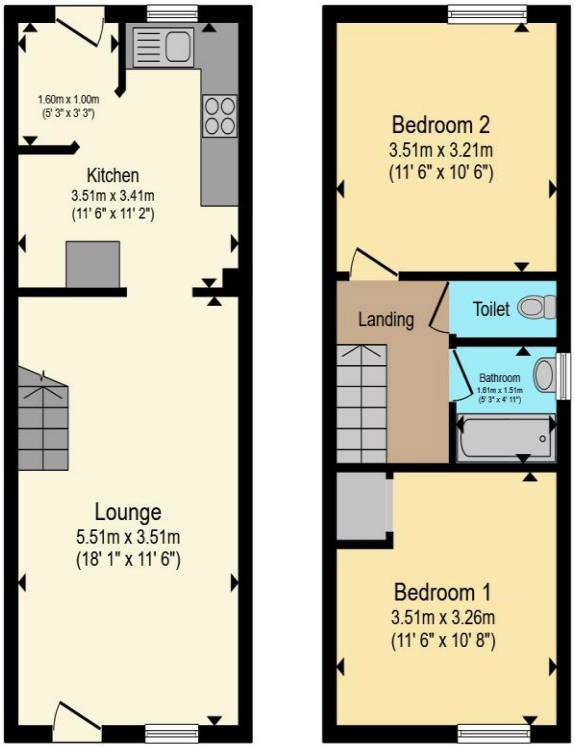
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead











Ground Floor **First Floor**

Total floor area 63.3 m² (682 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

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To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
HALESOWEN B63 4RG

Property Ref: HSW316790 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online
connells.co.uk/Property/HSW316790

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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