



Connells

Aston Court Crankhall Lane
West Bromwich

Aston Court Crankhall Lane West Bromwich B71 3JP

for sale offers over
£130,000



Property Description

Positioned close to Stone Cross high street buyers couldn't ask for a more ideal location, especially if it's for ease and access to amenities that you're looking for. Being best suited to a first time buyer, someone looking to downsize, or even an investor, the property is relatively well maintained and would generate approx £10200 rental income annually at £850pcm. Parking is available to the side of the building for anyone who drives and the Metro Station is just a few moments away with Black Lake Metro Station being within close proximity. Being an all electric property, landlords need not worry about that all important gas certificate for tenancies. The property briefly comprises of an entrance hallway with intercom system to gain entry into the building, a spacious lounge, fitted kitchen with some integral appliances, bathroom and two bedrooms.

CALL NOW TO VIEW WITH NO UPWARD CHAIN

Entrance Hall

Access into the property is gained via a door from the communal hallway, featuring a useful storage cupboard, a central heated radiator and doors leading to;

Open Plan Kitchen Lounge

Open-plan kitchen and living space featuring a range of high-gloss wall and base units complemented by marble-effect work surfaces and matching splashbacks. The kitchen incorporates an inset sink with mixer tap, integrated oven, hob and extractor hood, together with space for additional appliances.

A breakfast bar provides an informal dining area and creates a natural divide between the kitchen and lounge. The contemporary lounge area boasts a media wall with an inset television recess and modern electric fireplace, complemented by a decorative stone-effect wall panelling. Double glazed French doors open to a Juliet balcony.

Bedroom One

Featuring a double glazed window, central heated radiator and door to the ensuite.

En Suite

Fitted with a contemporary suite comprising a shower cubicle, vanity unit incorporating a wash hand basin with storage below, and a low-level WC. Complemented by tiled walls and mirrored wall cabinets.

Bedroom Two

Featuring a double glazed window and a central heated radiator.

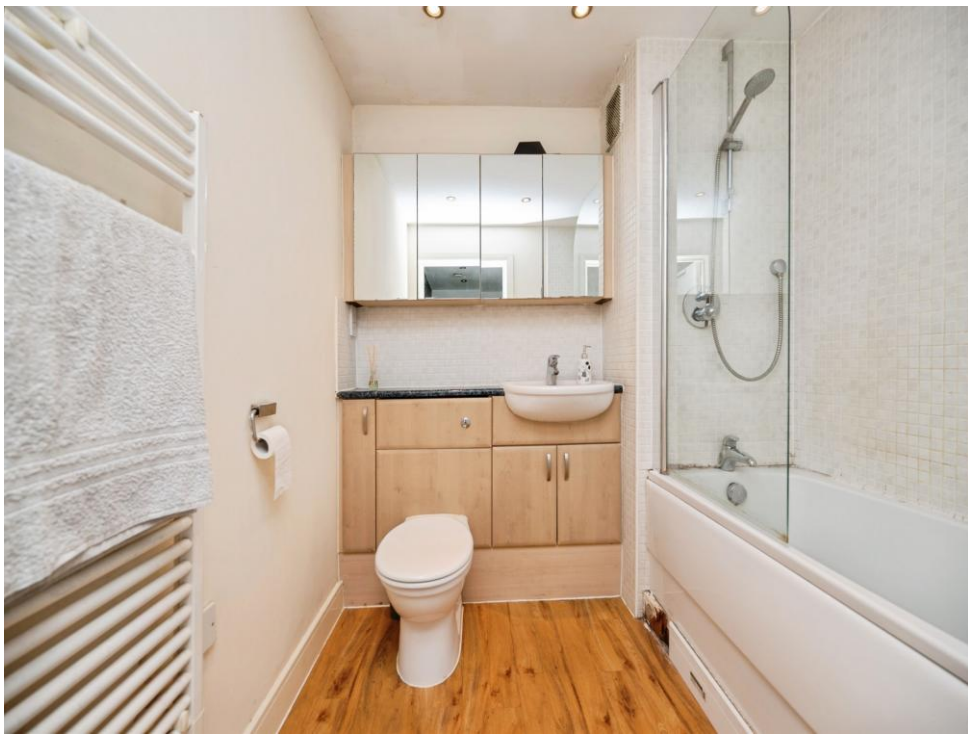
Bathroom

Fitted with a white suite comprising a panelled bath with glazed shower screen and shower over, low-level WC, and a vanity unit incorporating a wash hand basin with useful storage beneath. The room further benefits from mirrored wall-mounted storage cabinets, complementary tiled splashbacks, recessed ceiling spotlights, and a heated towel rail.

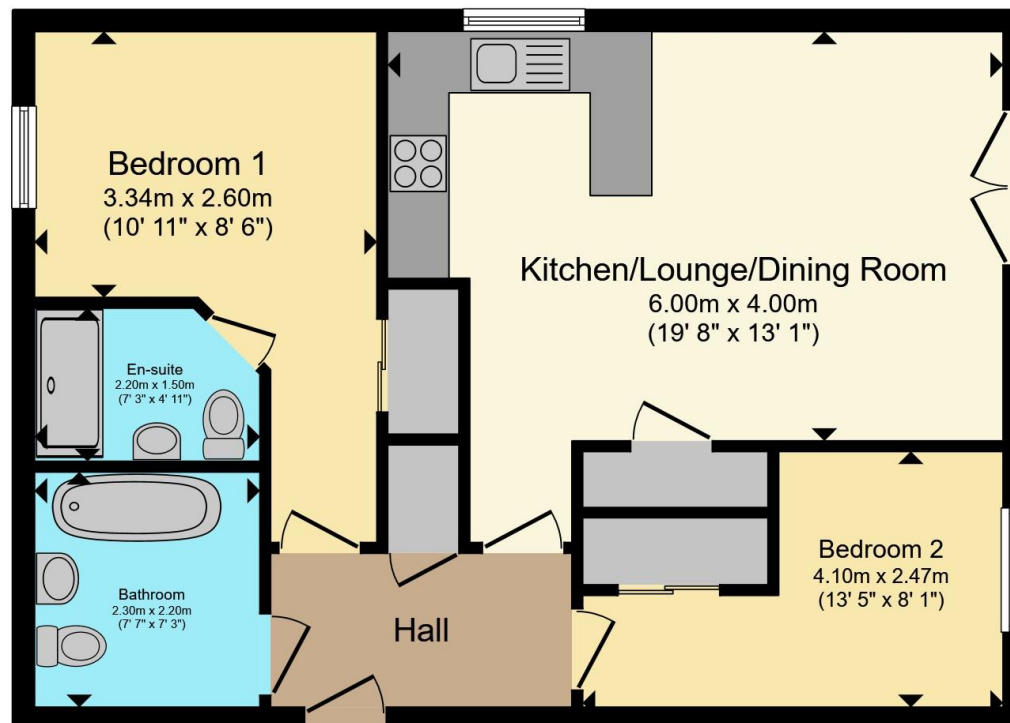
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 62.3 m² (671 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

Connells

To view this property please contact Connells on

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3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: C Council Tax
 Band: A

Service Charge:
 2200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WBW311449

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: WBW311449 - 0003