Connells

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for sale

offers in the region of **£115,000**



Church Street Cradley Heath B64 6DS

This two bedroom first floor maisonette is conveniently located close to shops, transport links and other local amenities. Benefiting from versatile accommodation across two floors, this property is perfect for first time buyers. Briefly comprising: private entrance hall, open plan living/kitchen space, bathroom, two bedrooms. Viewing is highly recommended to appreciate the accommodation on offer.

Church Street Cradley Heath B64 6DS

Approach

The property has a low walled frontage with an opening and pathway to private entrance, door opening to:

Private Entrance Hall

Central heating radiator, spotlights to ceiling, stairs up to first floor landing.

First Floor Landing

The landing area has a curved glass feature wall with onward spiral staircase to second floor accommodation. There is a door opening to:

Open Plan Living/Kitchen Area

11' 8" max x 27' 4" max (3.56m max x 8.33m max)

An open plan living/kitchen area with wood effect flooring throughout.

Lounge Area:

Central heating radiator, spotlights to ceiling, double glazed window to front elevation.

Kitchen Area:

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for appliances, integrated oven, electric hob, cooker hood over, splashback, boiler, double glazed window to rear elevation, recently fitted central heating boiler, door to:

Bathroom

Fitted bath with shower over, low level W.C, pedestal wash hand basin, part tiling to walls, extractor fan, central heating radiator, double glazed obscured window to side elevation.



Second Floor Landing

Spotlights to ceiling, loft access, storage cupboard, doors leading to:

Bedroom One

11' 7" max x 11' 8" max (3.53m max x 3.56m max)

Central heating radiator, fitted wardrobes, double glazed window to rear elevation.

Bedroom Two

7' 11" max x 10' 5" max (2.41m max x 3.17m max)

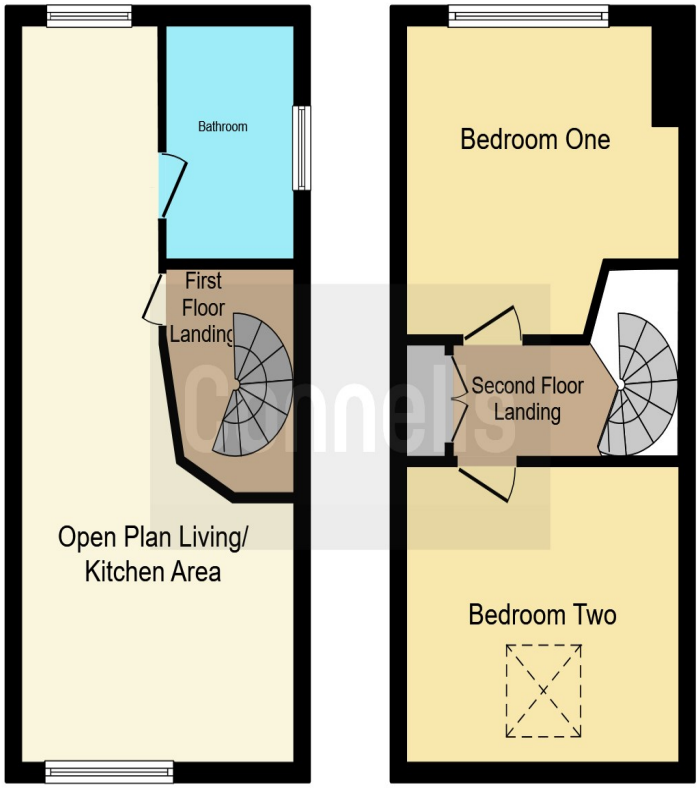
Double glazed skylight, central heating radiator, fitted wardrobe, fitted storage, reduced head height due to eaves.











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.focalagent.com





To view this property please contact Connells on

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10 Hagley Road
HALESOWEN B63 4RG

Property Ref: HSW316235 - 0009

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 300.00

view this property online
connells.co.uk/Property/HSW316235

This is a Leasehold property with details as follows; Term of Lease 99 years from 04 Ma 2005. 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.

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.