Grove.

FIND YOUR HOME



212a Halesowen Road
Cradley Heath,
West Midlands
B64 6HN

Offers In The Region Of £80,000



A great opportunity Achieving £927 pcm. This one bedroom apartment is being offered with no upward chain on the Halesowen road. The property boasts move in ready accommodation and would be perfect for investment opportunities with no service charge and is conveniently positioned for commuters being close to transport links and amenities. The property has ample storage space with lots of natural light giving this apartment the feeling of space. The accommodation comprises of entrance area, lounge, kitchen, double bedroom with additional dressing area off, entrance hall and bathroom. For all viewing enquiries please contact the Halesowen office on 0121 5505 400. 17/6/26 V3 EPC=D - 13.91% GROSS YIELD. FAVOURABLE LANDLORD RUNNING COSTS.

Grove loves...
the investment potential






BOOST



Location
Cradley Heath retains a very traditional High Street with not one but two market halls with a large Tesco in the centre. It has its own Train Station which provides links to Birmingham and to Worcester, alongside a bus interchange just outside to station. It is only a few minutes' drive from the large Merry Hill shopping centre. Close by is Haden Hill Park, a historical Victorian landscape with a Victorian Mansion and Tudor Hall. The landscape offers stunning views of the surrounding area. The park is a popular venue for historical local events and environmental activities. It has children's play areas, bowling greens, ornamental lakes and formal garden areas. It is also said that the hall is haunted.

Approach
Via a shared entry tunnel with steps leading to front door.

Entrance area
Door to lounge.

Lounge 14'9" x 9'10" min 10'2" max (4.5 x 3.0 min 3.1 max)
Electric heater, double glazed window to rear, built in storage cupboards, dado rail, archway to kitchen, door to hallway.

Kitchen 14'1" x 7'3" (4.3 x 2.2)
Range of wall and base units with roll top work surfaces, complementary splashbacks, double glazed window to rear, plumbing for washing machine, stainless steel sink unit and drainer, mixer taps, spotlights, integrated oven, four ring gas hob, extractor fan, coving to ceiling.

Hall
Doors leading to bathroom, bedroom and lounge, coving to ceiling.

Bedroom 11'6" x 12'10" min 13'5" max (3.5 x 3.9 min 4.1 max)
Double glazed window to front, electric heater.

Bathroom
Enclosed shower, vanity unit, splashbacks, w.c., part tiled walls, coving to ceiling, spotlights.

Tenure
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of lease is 99 years from 25th December 1990 with a ground rent of £30.00 rising to £360.00.

Council Tax Banding
Tax Band is A

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

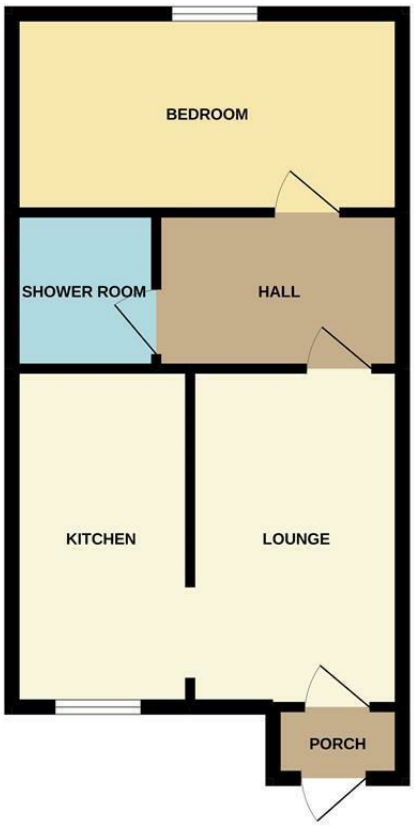
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Important Notice
1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk