

REDUCED

£110,000 Leasehold



# 69 Elbow Street, Cradley Heath, West Midlands. B64 6JP

- INVESTMENT OPPORTUNITY
- TOP FLOOR FLAT
- ELECTRIC HEATING
- COMMUNAL GARDENS
- TWO BEDROOMS
- DOUBLE GLAZED
- ALLOCATED PARKING



Select Property Management Ltd  
120, High Street, Amblecote, Stourbridge, DY8 4DA

01384 277701  
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## PROPERTY DESCRIPTION

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We are delighted to offer FOR SALE this two bedroom top floor flat. The flat comprises of an entrance hall, with storage cupboards, intercom and doors leading into a lounge with feature fireplace, double glazed window to side elevation and door leading into a fitted breakfast kitchen, having matching wall and base units with worktops over, single drainer sink, integrated oven, hob, extractor over, space for fridge freezer, plumbing for washing machine and double glazed window to rear elevation. Bedroom one has an electric heater and double glazed window. Bedroom Two again has a electric heater and double glazed window. the bathroom has a bath with shower over, pedestal wash hand basin, low flush wc and ceramic tiling. Outside is allocated parking, visitor parking spaces and well kept communal grounds. We are informed that the property has a 155 year lease term from 2004.

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Ideal first time buyers property or buy to let investment property, currently rented out at £750pcm

NOTE: Historical photos have been use as there is a tenant in situ.



## ROOM DESCRIPTIONS

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### LOUNGE

4.98m x 3.48m (16' 4" x 11' 5")

### KITCHEN

3.07m x 2.18m (10' 1" x 7' 2")

### BEDROOM ONE

4.11m x 2.82m (13' 6" x 9' 3")

### BEDROOM TWO

3.10m x 2.82m (10' 2" x 9' 3")

### BATHROOM

### GENERAL

#### MONEY LAUNDERING

In order that we comply with Money Laundering Regulations, all prospective buyers are required to provide the following information: Photo ID (either a Driving Licence or Passport), Proof of Address and Proof of Funds. All must be provided in person so that Select can verify documents supplied.

#### TENURE

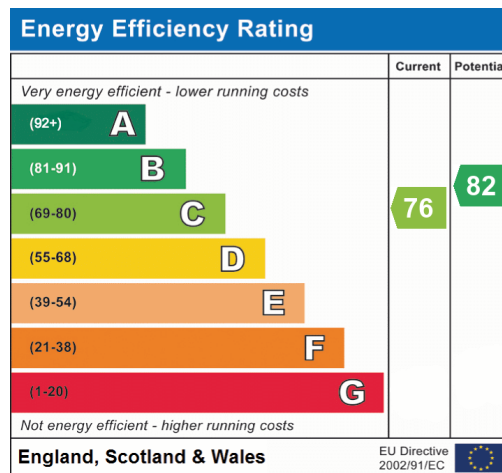
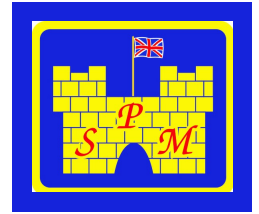
We are advised that the property is LEASEHOLD, there is an unexpired term of 135 years with an annual Ground Rent of £...TBC..... per annum

#### SERVICES

We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



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