



**New Pool Road, Cradley Heath**  
**£80,000**



**Features:**

- No onward chain
- Ground floor flat
- One bedroom
- Lounge
- Kitchen
- Communal parking
- Front garden
- EPC - C

**Description:**

This one bedroom flat with no onward chain, ideal for first time buyers or investors due to its close proximity to local amenities and commuting routes. The property in brief: Entrance hall with several storage cupboards, spacious lounge, kitchen with space for a cooker, washing machine and a fridge freezer. Through to the double bedroom which is generous in size, and then round to the bathroom which benefits from a modern white suite. Outside: There is shared parking outside. To the front of the property is a garden with space for patio chairs and a table. This property is situated near to both Cradley Heath and Quarry Bank, providing access to a range of local shops, amenities and supermarkets. For commuters, there is road access to Birmingham and Merry Hill, and Cradley Heath train and bus station is close by providing public transport links to Birmingham and Merry Hill.



**Details:**

**Entrance Hall**

**Lounge**

11' 4" x 13' 0" (3.45m x 3.96m)

**Kitchen**

12' 7" x 5' 9" (3.83m x 1.75m)

**Bedroom**

11' 5" x 10' 1" (3.48m x 3.07m)

**Bathroom**

6' 3" x 6' 8" (1.90m x 2.03m)



**EPC Rating:** C

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.





**How can we help you?**

**Need a mortgage?**

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

**Property to sell?**

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

**Need a removal company and storage?**

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cube removals.co.uk](http://cube removals.co.uk), to arrange a survey.

**GROUND FLOOR**  
482 sq.ft. (44.8 sq.m.) approx.



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