

# Complete Property Services Property Brochure

Key information for buyers

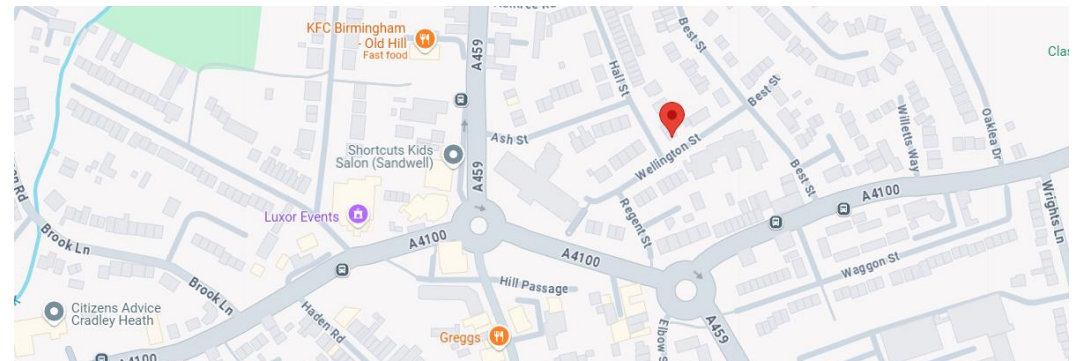


## Hall Street, Cradley Heath

B64 5PH

£225,000

Freehold



**Page 1:** Overview

**Pages 2-7:** Photos & Description

**Page 8:** Map & Nearby

**Page 9:** EPC & Floor Plan

### Key Facts



Property Type

**Semi-Detached**



Bedrooms

**3**



Bathrooms

**1**



### **\*\*No Upward Chain\*\***

Complete Property Services are delighted to present this three-bedroom semi-detached house on a desirable corner plot with no upward chain.

This charming family home offers incredible potential, with a single secure garage and driveway nearby. A tenant is currently in situ, but the property can be sold with vacant possession.

Situated in a sought-after area of Old Hill, Cradley Heath, the property is ideally positioned for local amenities, excellent schools, and convenient transport links.

Additional benefits include off-street parking, gas central heating, and a private rear garden.

The property internally comprises an entrance hall with a storage cupboard, a spacious lounge/diner, a kitchen, three generously sized bedrooms, and a family bathroom on the first floor.

**Tenure:** Freehold (as advised by the seller)

**Construction:** Traditionally built with red brick, a tiled pitched roof, a grey composite front door, and white UPVC double glazing.

### **Additional Information**

- Local Authority: Sandwell MBC
- Council Tax Band: B
- EPC Rating: D (68)



## Rooms

Entrance Hall: Storage cupboard and door to the lounge diner, ceiling light point.

Lounge/Diner 6.87m x 2.64m (22'6" x 8'8"): Spacious and bright, featuring a bay window, decorative fireplace, an archway to the dining area, sliding patio door to the garden, two gas central heating radiators, stairs leading to the first floor, and two ceiling light points.

Kitchen 2.86m x 2.74m (9'4" x 8'11"): Fitted with a range of classic wall and base units, a modern worktop, intricate tiling, and a single drainer sink unit. Space for a fridge-freezer, washing machine, and cooker with extractor hood. Double-glazed window, white UPVC door to the garden.

Landing: Doors leading to the three bedrooms, storage cupboard, and bathroom. Loft access.

Bedroom One 3.90m x 2.97m (12'9" x 9'9"): Gas central heating radiator, ceiling light point, and double-glazed window to the front elevation.

Bedroom Two 2.97m x 2.87m (9'9" x 9'5"): Gas central heating radiator, ceiling light point, and double-glazed window to the rear elevation.

Bedroom Three 2.58m x 2.08m (8'5" x 6'9"): Gas central heating radiator, ceiling light point, and double-glazed window to the front elevation.

Bathroom 2.58m x 1.68m (8'5" x 5'6"): Four-piece suite comprising a white panel bath, WC, pedestal wash hand basin and shower cubicle. Frosted double-glazed window and ceiling light point.

Garden: Tiered garden featuring a stone-paved lower patio, a raised lawn, and mature shrubs.

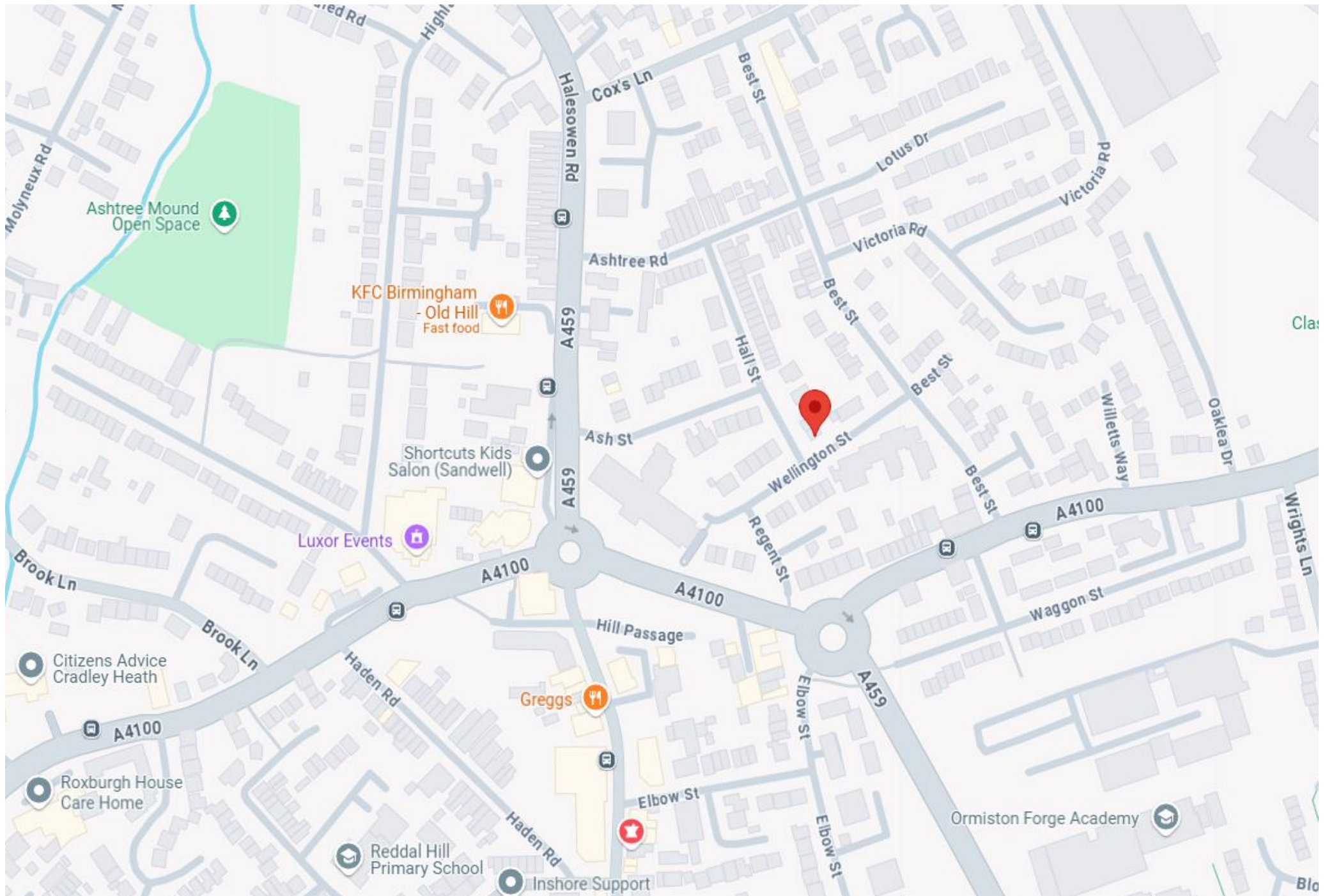
Garage: Located near the property with a white up-and-over door.













## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

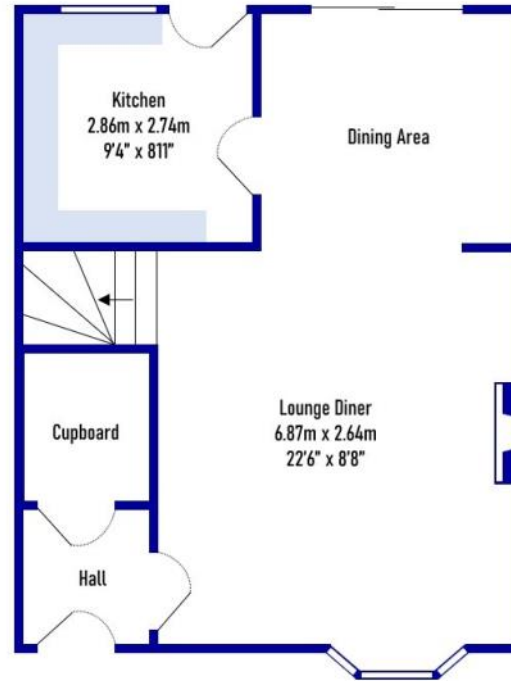
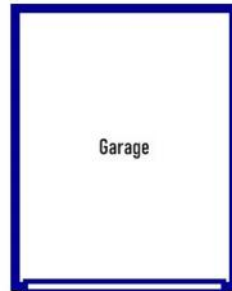
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

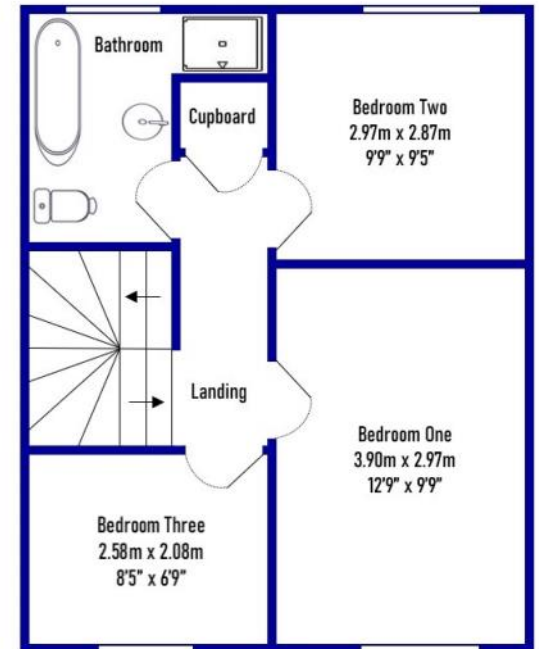
- the average energy rating is D
- the average energy score is 60



Hall Street, Cradley Heath, B64 5PH  
(80sq m / 861sq ft)



Ground Floor



First Floor

Whilst every attempt has been made by Complete Property Services 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.