

Old Bank Buildings, Cradley Heath, B64 5HY

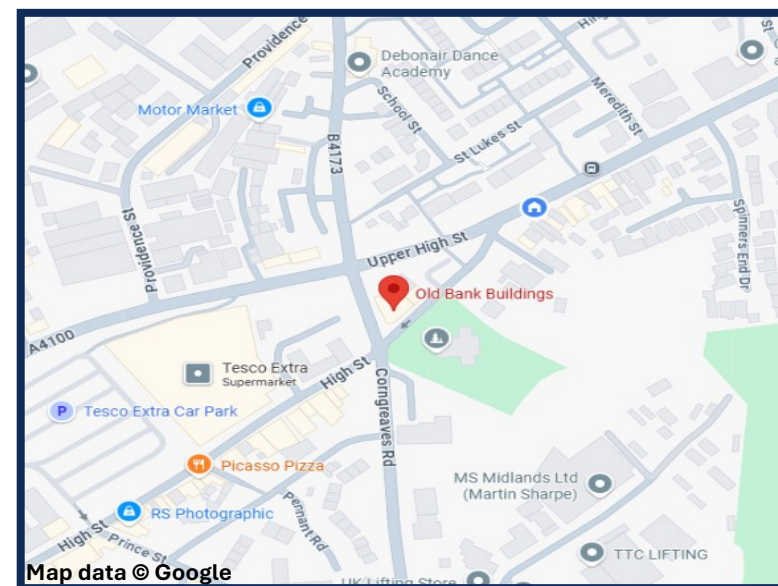
FOR RENT



Lettings Agent: Nathan Hassan

Phone: 01384 827748 / 07969 919407

Email: enquiries@completepropertyservices.co.uk



£675.00 Per Calendar Month

1 Bed | 1 Reception | 1 Bath

Unfurnished



***Water Bill Included* Complete Property Services** are delighted to present this well-presented one-bedroom first-floor flat, available to rent from 5th July and located in a highly sought-after position on Upper High Street, Cradley Heath. Offered unfurnished with a fridge freezer included, this property benefits from central heating, secure off-street parking for one car and entry phone system.

This modern flat comprises a welcoming entrance hall with doors to the open plan lounge with fitted kitchen, a double bedroom, an airing cupboard, and a shower room. There is one allocated off-street parking space.

Ideally located for access to a wide range of amenities including Tesco, Aldi and Lidl, and other high street shops and excellent transport links via Cradley Heath Interchange, which includes both railway and bus stations.

Viewing is recommended and is available now. Call today to arrange your viewing.

Additional Information

Holding Deposit: £155.00 | Security Deposit: £778.00

Local Authority: Sandwell MBC | Council Tax Band: A

EPC Rating: D (62)

Accommodation Details

Entrance Hall

A carpeted welcoming hall with doors to the open plan lounge and fitted kitchen, double bedroom, and shower room, two ceiling lights, central heating radiator, fridge freezer and entry phone.

Lounge Kitchen 4.27m x 4.23m (14'0" x 13'11")

Modern living area with grey carpet, central heading radiator, three large, double-glazed windows, two ceiling lights. Stylish kitchen fitted with white units and dark marble-effect worktop. Includes a stainless-steel inset sink with arched tap, integrated electric oven, ceramic hob and extractor hood. Lino flooring, and space available for washing machine.

Airing Cupboard

Accessed from the lounge, a small cupboard perfect for storing household items. Electric boiler, small double-glazed window.

Bedroom 3.82m x 2.93m (12'6" x 9'7")

Carpeted double bedroom, two large double-glazed windows, ceiling light, central heating radiator. Room for a double bed and wardrobe.

Shower Room

Tiled walls, lino flooring and comprises a w.c., a wash hand basin with mirrored cupboard above, a shower cubicle with an electric shower surrounded by light marble-effect panelling and glass door, two obscure double-glazed windows, ceiling light, central heating radiator.

Outside

Car Park

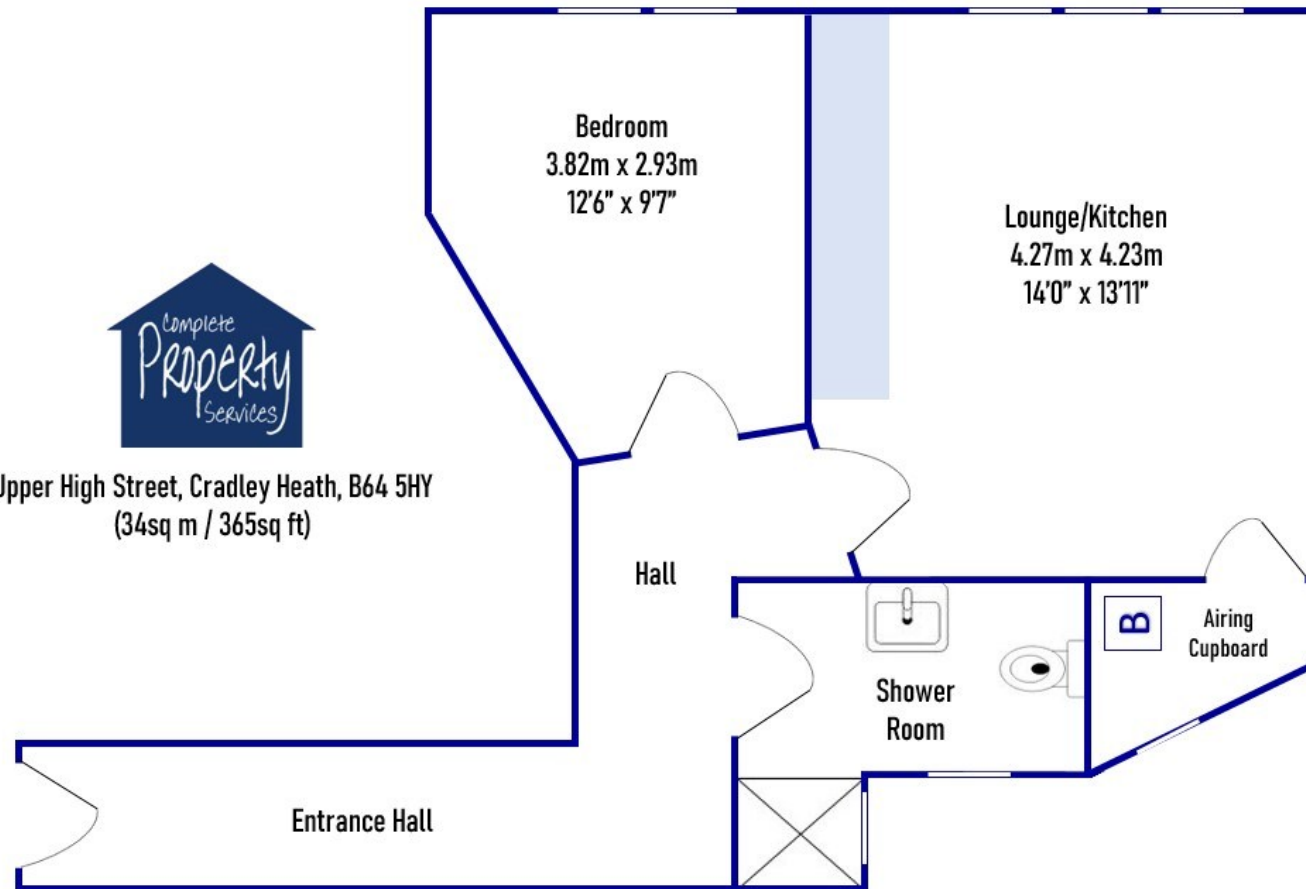
Located to the right and near the property, enjoy the perks of having a secure car park accessed with an entry code for residents. You will have one allocated parking space.







Upper High Street, Cradley Heath, B64 5HY
(34sq m / 365sq ft)



First Floor
(34sq m / 365sq ft)

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.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 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



Important Information

1. Money laundering regulations – Prospective tenants will be asked to produce photo identification and financial documentation during the referencing process. We ask for your co-operation in order to avoid any delay in agreeing an assured shorthold tenancy.
2. These particulars do not constitute part or all of an offer or contract.
3. The photographs, plans and descriptions are for guidance only and are not necessarily comprehensive.
4. Complete Property Services has not tested any apparatus and measurements of rooms are only intended as a general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
5. You should make your own enquiries regarding the property, particularly in respect of furnishings that will be included/excluded, parking facilities, and general decoration.
6. Before you enter into any tenancy for one of our advertised properties, the condition and contents of the property will be clarified and stated in our move-in inventory report. Please make sure you carefully read and agree to the inventory report and tenancy agreement before signing these documents.