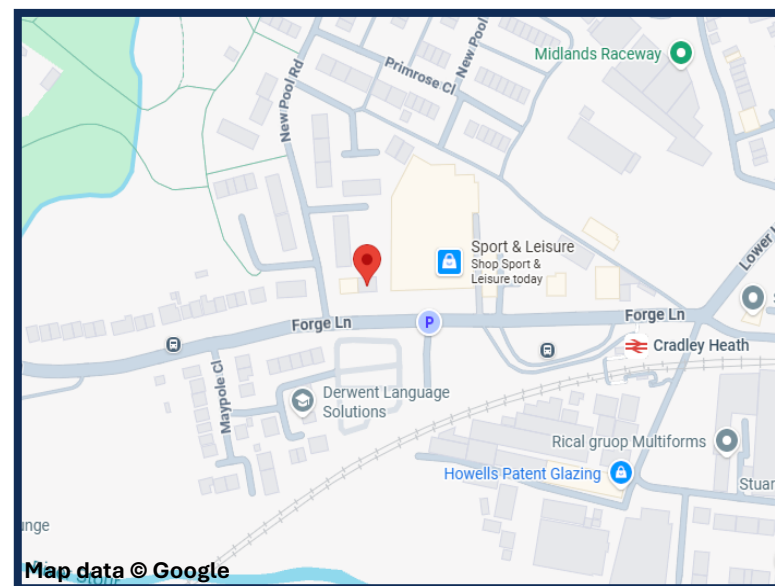




Lettings Agent: Nathan Hassan

Phone: 01384 827748 / 07969 919407

Email: [enquiries@completepropertyservices.co.uk](mailto:enquiries@completepropertyservices.co.uk)



### £850.00 Per Calendar Month

1 Bed | 1 Reception | 1 Bath

### Unfurnished





Complete Property Services are delighted to offer this spacious and cosy one-bedroom bungalow, available to rent from 1<sup>st</sup> December 2025.

Offered unfurnished, this gas centrally heated bungalow is an excellent choice for those looking to downsize or find a retirement home in a sought-after location with fantastic amenities and transport links.

Set back behind the front lawn, the accommodation comprises a welcoming hall, a lounge, a kitchen with gas cooker and washing machine, a double bedroom, a storage room and a wet room.

Outside, there is a rear garden and off-street parking.

Viewing is advised to appreciate the size and condition of this property.

### **Additional Information**

Holding Deposit: £196.00 | Security Deposit: £980.00

Local Authority: Sandwell | Council Tax Band: A

EPC Rating: C(72)



## Accommodation Details

### Entrance Hall

A tiled hall with two ceiling lights, gas radiator, thermostat, and doors to the lounge, kitchen, bedroom, storage room, storage cupboard and wet room.

### Lounge 4.00m x 3.07m (13'11" x 10'0")

Cosy lounge with plush grey carpet, double-glazed window with fitted blinds to front, gas radiator, and ceiling light.

### Kitchen 3.00m x 2.84m (9'10" x 9'3")

Well-arranged kitchen with white cabinetry, wooden-style laminate worktops and tiled flooring. Includes a stainless-steel inset sink with drainer, gas cooker, washing machine, and there is space available for a fridge freezer. Ceiling light, double-glazed window with fitted blinds to rear, and half-glazed upvc door to rear garden.

### Bedroom 4.00m x 3.07m (13'11" x 10'0")

Double bedroom with plush grey carpet, double-glazed window with fitted blinds to rear, gas radiator, and ceiling light.

### Storage Room 2.66m x 1.82m (8'8" x 5'11")

Great additional space for storage or utility. Complete with tiled flooring, gas radiator, and ceiling light.

### Shower Room 2.21m x 1.63m (7'3" x 5'4")

Featuring a walk-in shower area with glass screen, pedestal wash basin and WC. Fully tiled throughout with a heated towel rail, extractor fan, mirrored cupboard, ceiling light, and small frosted double-glazed window to front.

### Storage Cupboard

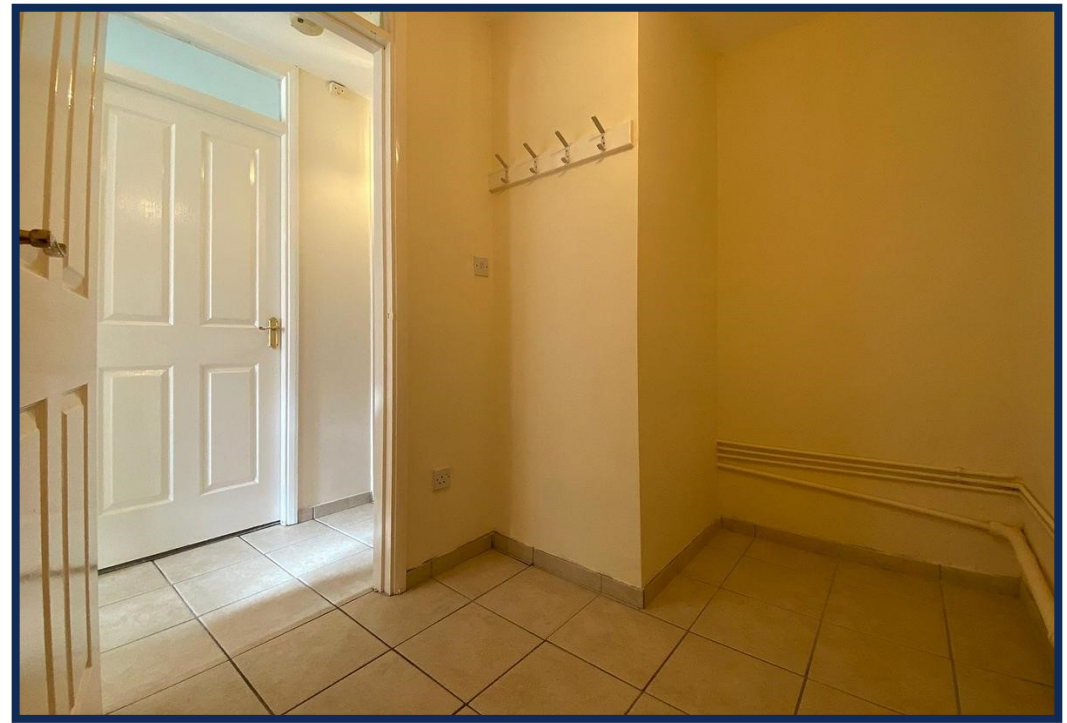
Wall-mounted combination gas boiler with storage underneath.





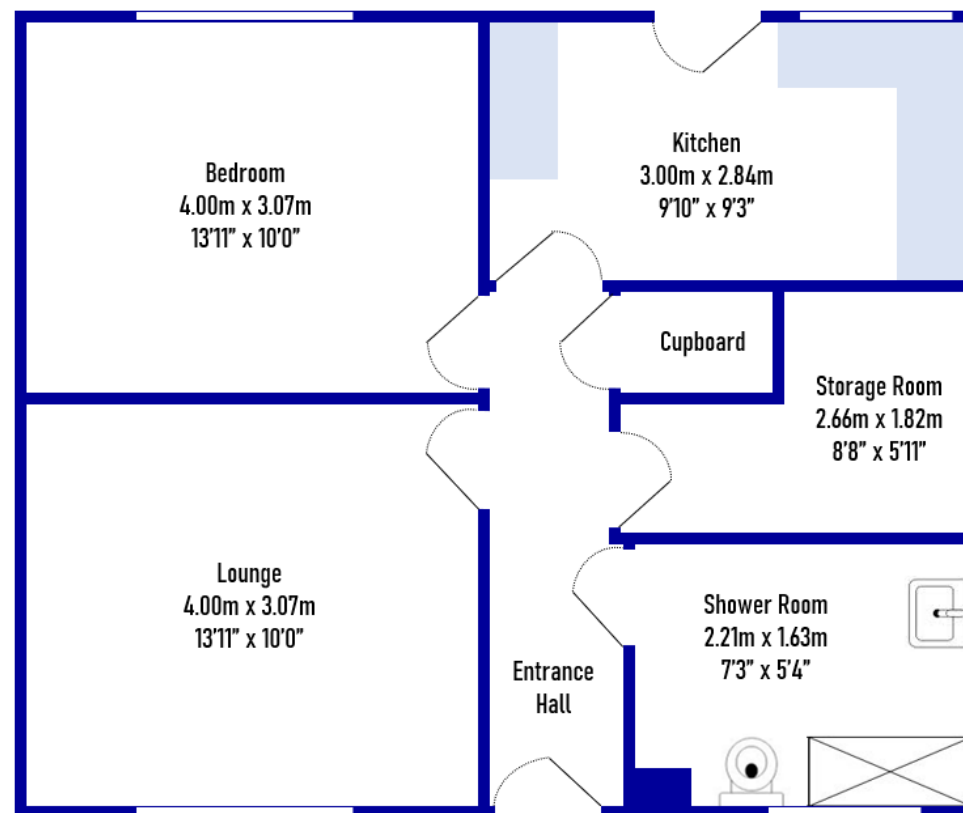








Forge Lane, Cradley Heath, B64 5AL  
(47sq m / 506sq ft)



Ground Floor  
(47sq m / 506sq 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 current energy rating is C. 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		90 B
69-80	C	72 C	
55-68	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.



## 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.