

# High Street, Cradley Heath, B64 5HA

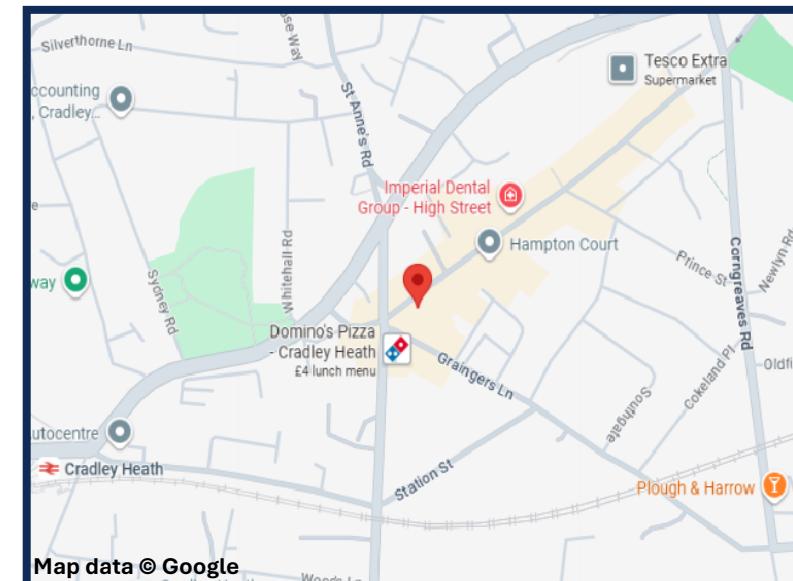
**FOR RENT**



**Lettings Agent: Nathan Hassan**

**Phone: 01384 827748 / 07969 919407**

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



**£850.00 Per Calendar Month**

**2 Bed | 1 Reception | 1 Bath**

**Unfurnished**



Complete Property Services are delighted to offer this second-floor two-bedroom flat to rent, located in Cradley Heath. The property benefits from electric heating, double glazing, and has recently been refurbished with modern living in mind. Offered unfurnished, the flat is available immediately.

Accessed via a communal entrance, the accommodation comprises an entrance hall, a spacious open-plan lounge and kitchen, two bedrooms, and a shower room. On-street parking is available.

#### **Location**

Conveniently situated on Cradley Heath High Street, it's ideally placed for a range of local amenities, including supermarkets Lidl and Tesco, both within walking distance. Cradley Heath Interchange is nearby, offering excellent transport links with frequent bus services and train connections, providing easy access to Birmingham and Stourbridge.

## Accommodation Details

### Entrance Hall

Lounge & Kitchen – 5.90m x 4.14m (19'4" x 13'7")

Bedroom One – 4.36m x 3.70m (14'3" x 12'2")

Bedroom Two – 3.74m x 2.20m (12'3" x 7'2")

Bathroom – 3.14m x 2.18m (10'3" x 7'1")

### Additional Information

Holding Deposit: £196.00

Security Deposit: £980.00

Local Authority: Sandwell MBC

Council Tax Band: A

EPC Rating: D (62)

### Features

Available immediately

Second-floor flat, offered unfurnished

On-street parking

Spacious open-plan lounge & kitchen

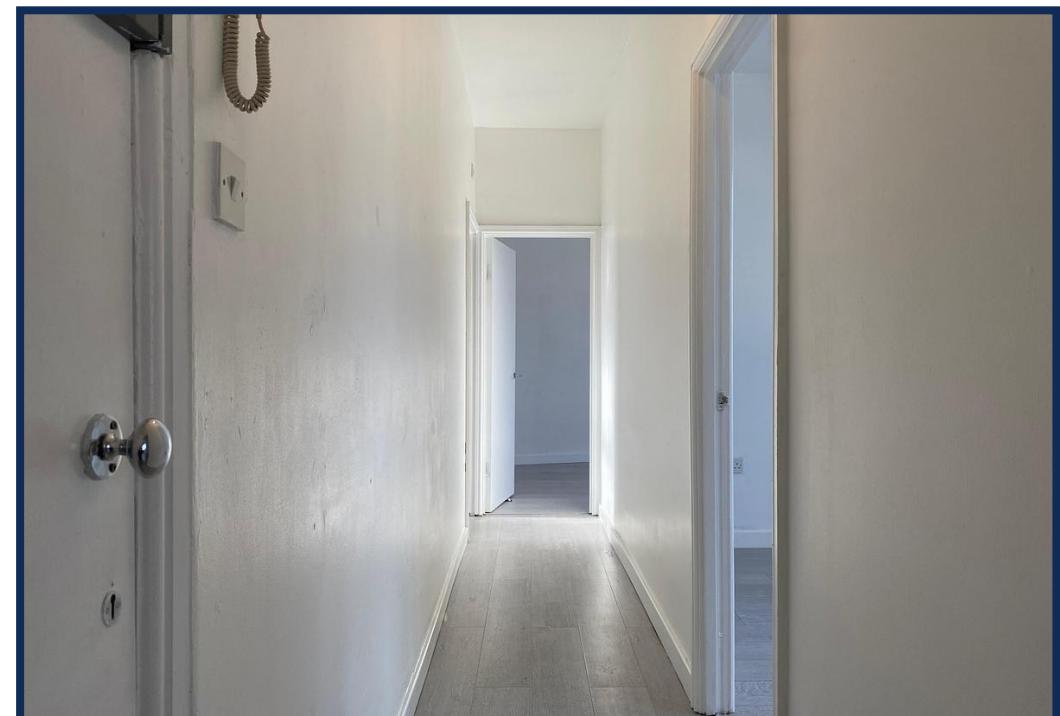
Two generous bedrooms

Modern Bathroom

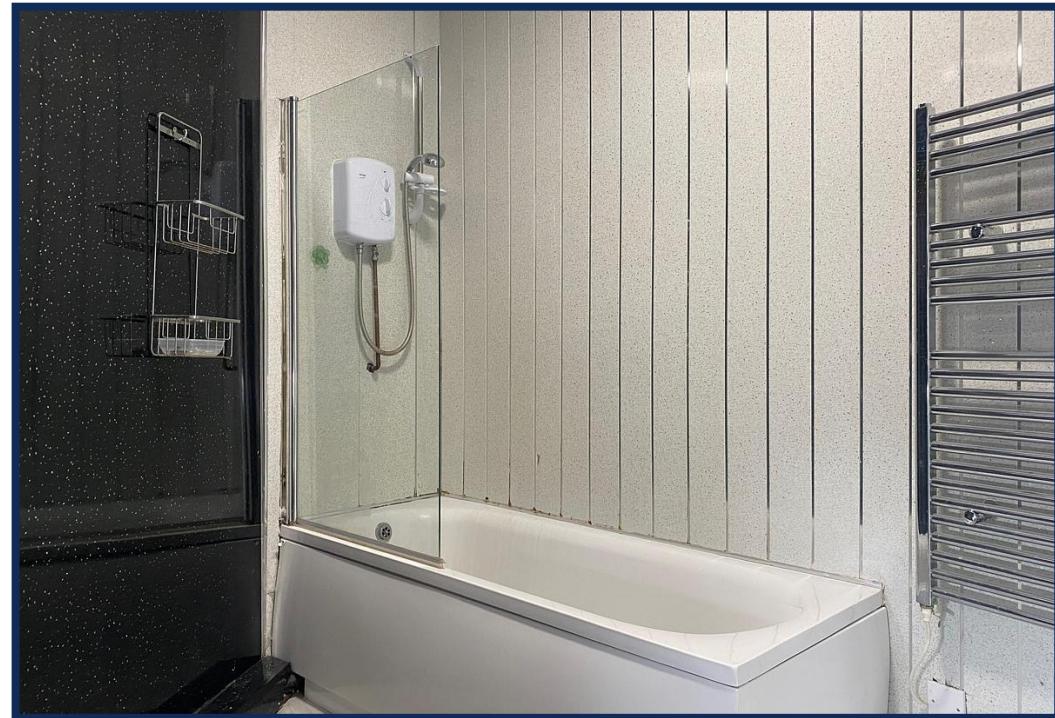
Recently refurbished with modern living in mind

Close to local amenities and supermarkets

Excellent transport links

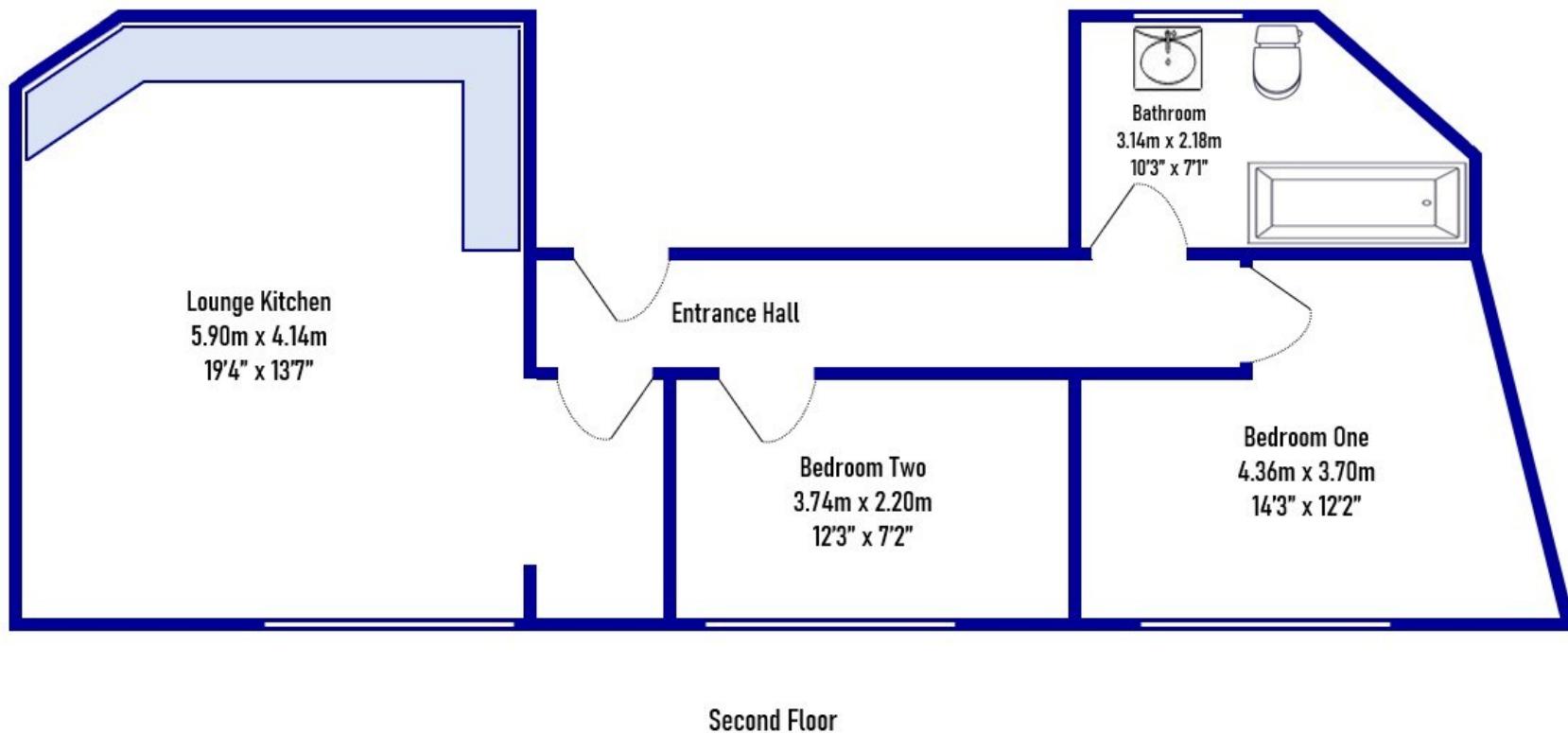








High Street, Cradley Heath, B64 5HA  
(69sq m / 742sq ft)

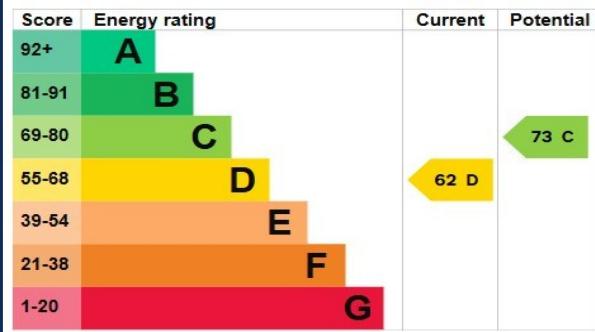


Whilst every attempt has been made by **Complete Property Services** to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances 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 C.

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



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.