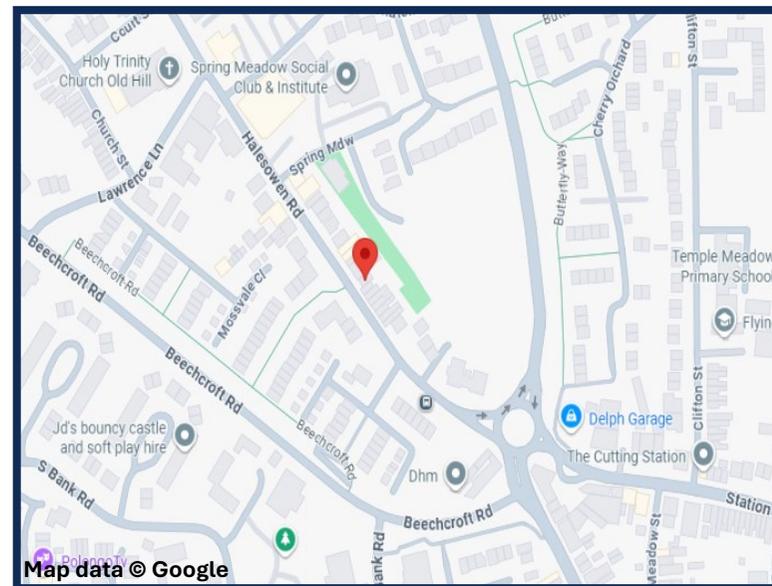




Lettings Agent: Nathan Hassan

Phone: 01384 827748 / 07969 919407

Email: enquiries@completepropertyservices.co.uk



£950.00 Per Calendar Month

2 Bed | 1 Reception | 1 Bath

Unfurnished



Complete Property Services are delighted to offer this well-presented two-bedroom mid-terrace home to let, situated in a popular and convenient location within Cradley Heath. The property is offered unfurnished, benefits from gas central heating, and is available immediately.

Set back from the road with a small fore garden and steps leading to the entrance, the accommodation briefly comprises a spacious lounge, a fitted kitchen/diner, and useful under-stairs storage. To the first floor are two good-sized bedrooms (one benefitting from a built-in store) and a family bathroom.

On-street permit parking is available to the front of the property (permit details via Sandwell Council). To the rear, there is a private garden with both patio and lawn areas.

Viewing is recommended.

Additional Information

Holding Deposit: £219.00 | Security Deposit: £1,096.00

Local Authority: Sandwell MBC | Council Tax Band: A

EPC Rating: D (61)

Location

The property is ideally located within close proximity to a range of local amenities. Supermarkets including Tesco, Lidl, and Aldi are nearby, along with a variety of shops, restaurants, and takeaways along Old Hill High Street and Cradley Heath High Street.

Excellent transport links are available via Cradley Heath Interchange, providing direct rail services to Birmingham City Centre and surrounding areas. The Merry Hill Shopping Centre is also within easy reach.

Haden Hill Park is close by, offering open green space, children's play areas, bowling greens, and historic buildings including a Victorian Mansion and Tudor Hall.

Accommodation Details

Ground Floor

Lounge 3.65m x 3.14m (12'0" x 10'3")

Kitchen/Diner 3.55m x 3.37m (11'8" x 11'1")

Storage Cupboard

First Floor

Landing

Bedroom One 3.65m x 3.14m (12'0" x 10'3")

Bedroom Two 3.37m x 2.10m (11'1" x 6'11")

Bathroom

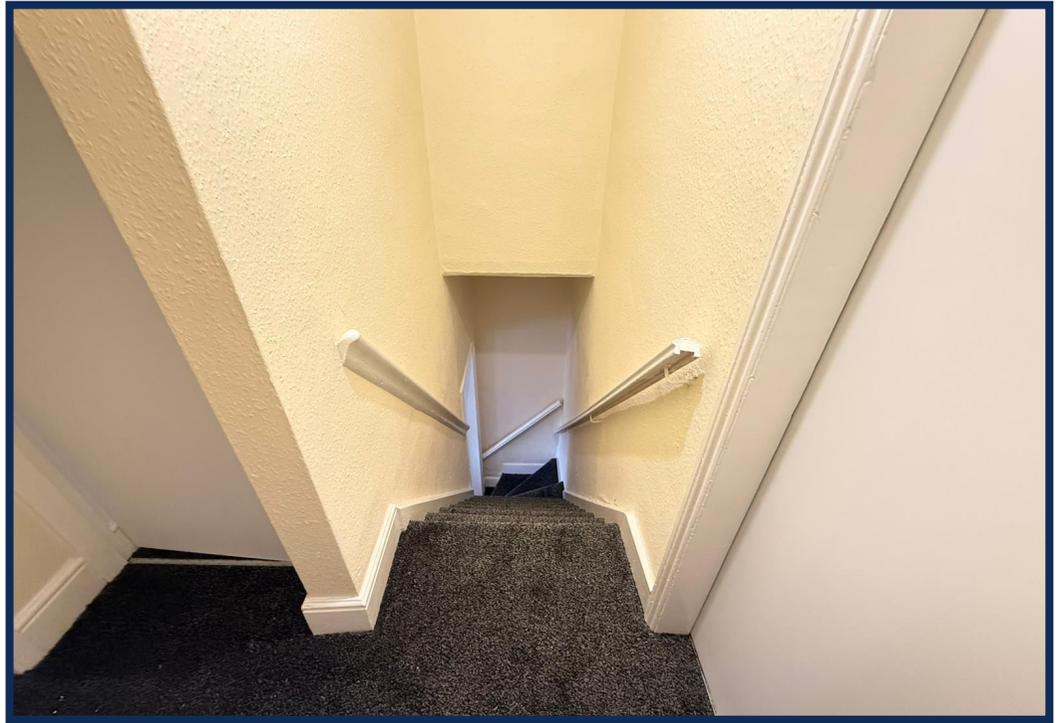
Outside

Private Rear Garden



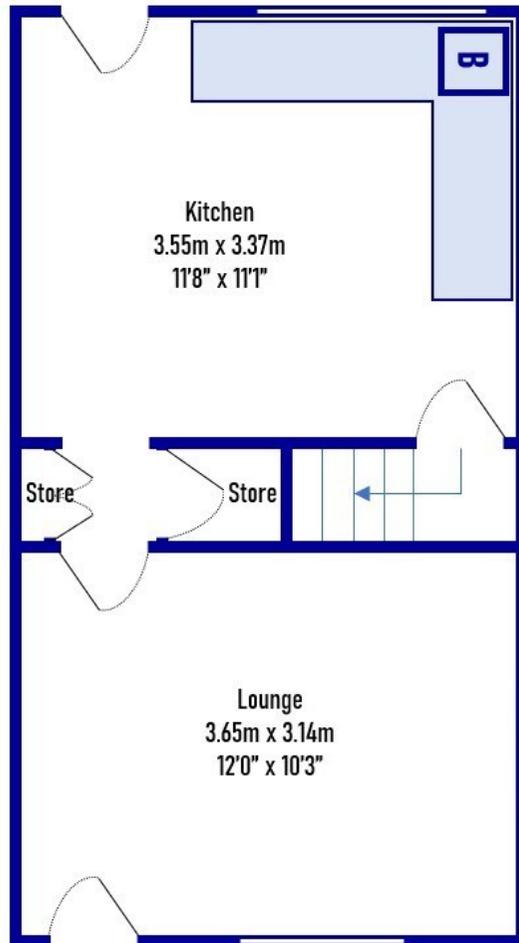




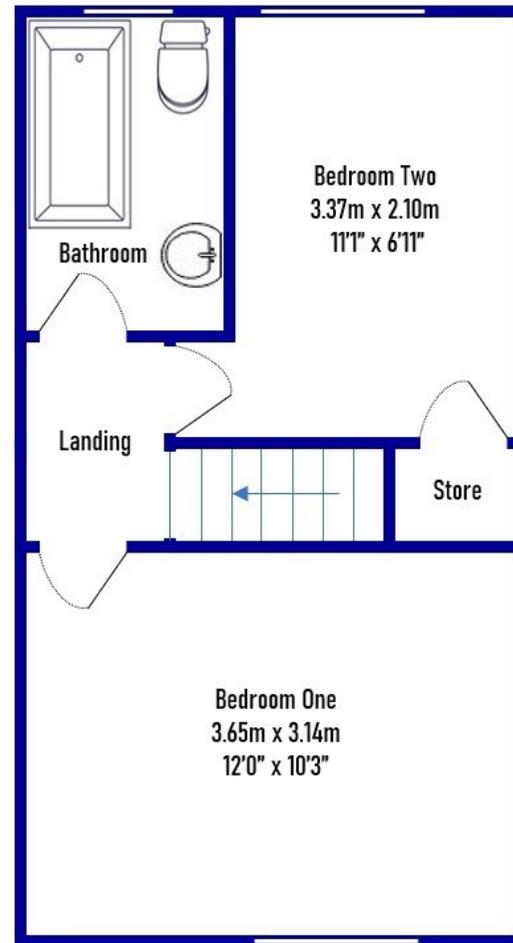




Halesowen Road, Cradley Heath, B64 6NP
(54sq m / 581sq ft)



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.

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		86 B
69-80	C		
55-68	D	61 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.