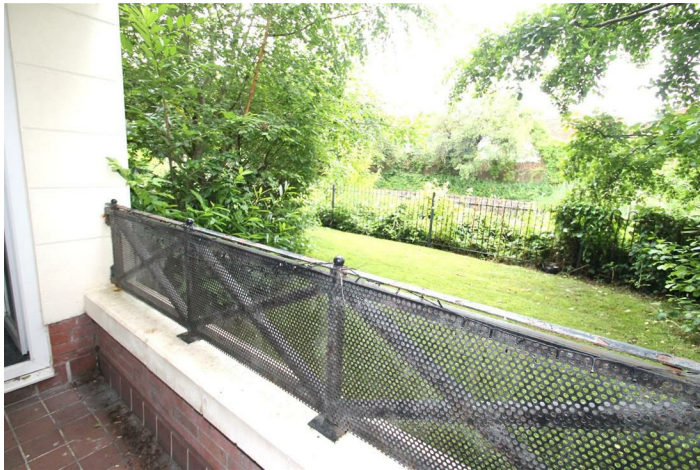


54 Luanne Close, Cradley Heath, B64 6SH



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Hicks Hadley

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OFFERING NO UPWARD CHAIN

A superbly located ground floor apartment set within a highly sought-after canal-side cul-de-sac, ideal for both investors and first-time buyers. The property features a spacious lounge, a recently refitted shaker-style kitchen, a modern bathroom, two well-proportioned bedrooms, and a private balcony overlooking attractive surroundings. Additional benefits include gas central heating, double glazing, allocated parking, excellent views, and a long lease, making this an appealing and low-maintenance home or investment opportunity. Viewing is highly recommended.

Hicks Hadley

Offers In The Region Of £145,250 - Leasehold



Communal hallway

Telecom intercom system into the communal entrance hall and a private door into entrance hall

Entrance hallway 15'1" x 3'7" (4.6 x 1.1)

Storage cupboard space, radiator fitted to the inside elevation.

Kitchen 9'6" x 5'10" (2.9 x 1.8)

A double-glazed window overlooks the rear elevation. The kitchen features partially tiled walls, oak-style worktops, and a re-fitted shaker-style design. It includes a one-and-a-half bowl sink with drainer and mixer tap, an electric oven with ceramic hob and pull-out extractor fan above, along with appliance space for a washing machine and a fridge-freezer.

Lounge 14'9" x 11'9" (4.5 x 3.6)

Double glazed window fitted to the front elevation and double glazed door to balcony, central heating radiator fitted to the side elevation, feature fireplace fitted central.

Balcony

Tiled flooring and metal railings with a view over the neighbouring district and canal.

Bedroom One 10'5" x 10'2" (3.2 x 3.1)

Double glazed privacy window fitted to the side elevation and sliding door into the balcony, central heating radiator fitted to the side elevation.

Bedroom two 9'10" x 6'10" (3.0 x 2.1)

Double glazed window fitted to the rear elevation, Storage cupboard housing combi boiler wall mounted, central heating radiator fitted to the inside elevation.

Family bathroom

Privacy glazed window fitted to the rear elevation, radiator fitted to the side elevation, bathtub fitted with thermostatic shower above, sink and low flush w.c fitted, partially tiled walls.

External

Outside – Front:

At the front, a pathway leads to the property, bordered by a decorative lawn and mature shrubbery on both sides, with railings marking the edge along the canal side.

Rear:

To the rear, there is an allocated parking space within the residents' car park, with additional visitor parking available. A pathway runs along the side of the building, providing access to both the communal front entrance and the rear entrance.



Agent Notes

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :B

EPC :TBC

Tenure Information :Leasehold

Any other Material Facts :Traditional brick build and tiled roof. Please not all information has been provided by the vendor, please confirm all details with a chosen solicitor.

Agent Note

Agents Note - We have been informed that the property is leasehold with approximately 131 years on the lease. We have been informed that the ground rent is £100 per annum on a 6 monthly basis and the most recent service charge £2075.46 approx per annum.

Management company Rendall and Rittner

