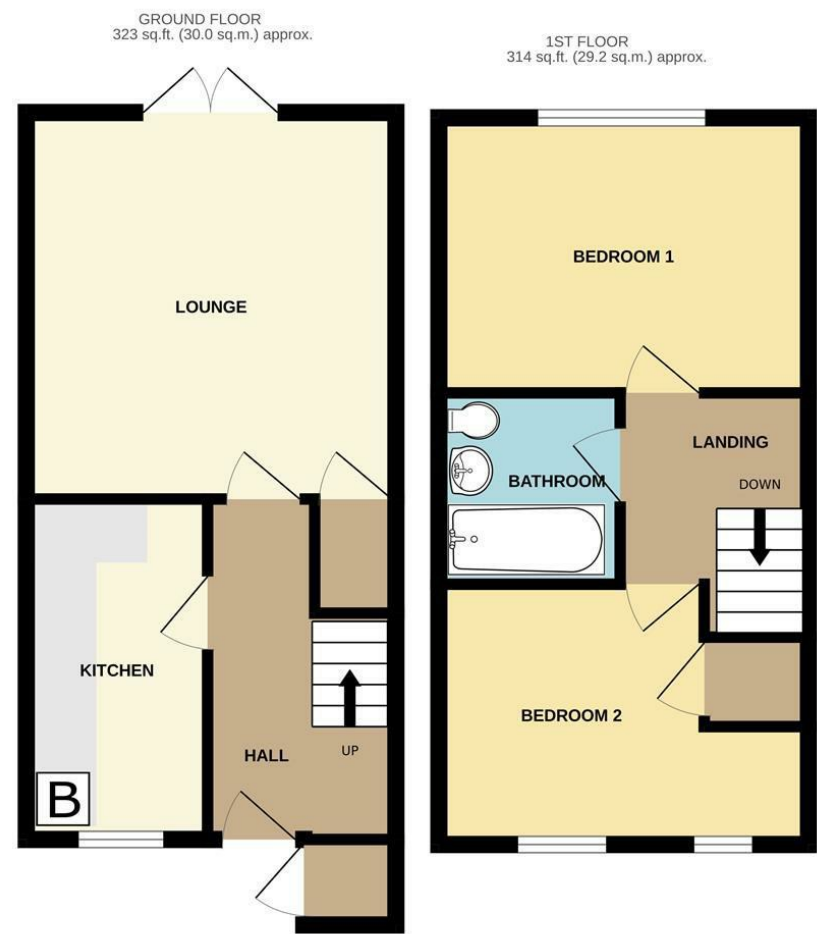


33 Victoria Gardens, Cradley Heath, B64 5LX



TOTAL FLOOR AREA: 637 sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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33 Victoria Gardens, Cradley Heath



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

****NO UPWARD CHAIN****

Two bedroom modern mid terraced property in need of some modernisation in this most popular of locations for access to train stations, schools and all local amenities. The property briefly comprises: entrance hall, fitted kitchen, spacious lounge diner, two double bedrooms and bathroom to first floor. The property further benefits from: allocated parking space, private rear garden and gas central heating. The property is in need of some modernisation. VIEWING HIGHLY RECOMMENDED. EPC: C

Offers In The Region Of £170,000 - Freehold

Hicks Hadley



Entrance Hall

Having front entrance door, stairs to first floor and doors into:

Fitted Kitchen 11'6 x 6'1 (3.51m x 1.85m)

Having matching wall and base units with worktops over, single drainer sink unit, integrated oven, gas hob, extractor over, plumbing for automatic washing machine, space for fridge/freezer, space for further appliance, wall mounted boiler and window to front elevation.

Lounge/Diner 13'2 x 12'6 (4.01m x 3.81m)

Having central heating radiator, wall mounted electric fire, under stairs storage cupboard and double glazed door into garden.



Landing

With doors into:

Bedroom One 12'6 x 9'4 (3.81m x 2.84m)

With central heating radiator and window to rear elevation.

Bedroom Two 12'6 x 8'9 (max) (3.81m x 2.67m (max))

With central heating radiator, storage cupboard and two windows to front elevation.

Bathroom

Having panel bath with shower over, pedestal wash hand basin, low flush wc, part ceramic tiling and loft hatch.

Outside

Front: With allocated parking space and path with adjacent lawn leading to external storage cupboard and front entrance door.

Side: At the end of the terraces is walkway providing access to the rear of the garden from the front

Rear: With patio area and lawn.

Agents Note

We have been informed that the property is freehold. Please check this detail with your solicitor.

COUNCIL TAX BAND: B

All main services are connected.

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



EPC: TBA

