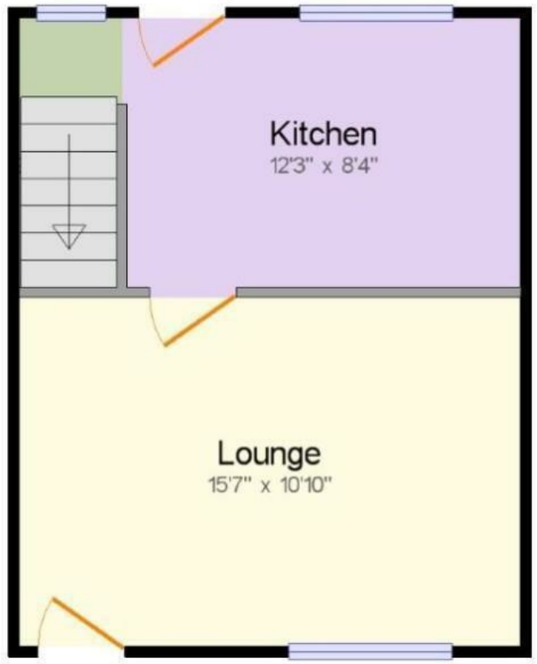
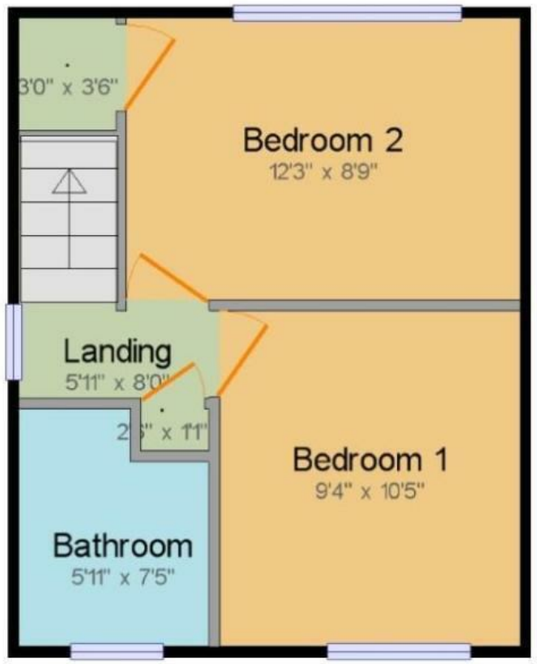
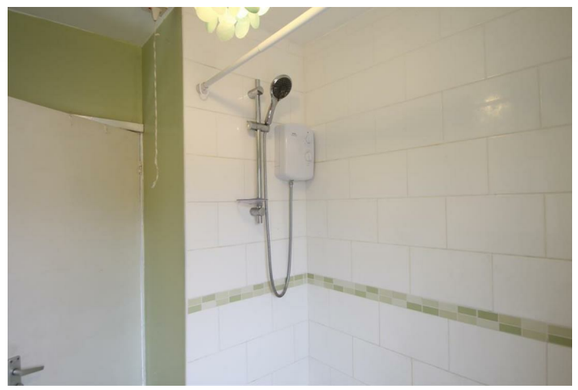
4 Coombe Hill, Cradley Heath, B64 7QE



Ground Floor



1st Floor



4 Coombe Hill, Cradley Heath

Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

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LANDLORDS ONLY **CURRENT TENANT PAYS £750 PCM**
A well presented two bedroom semi-detached property in this popular location for schools, transport links and all local amenities. The property briefly comprises: spacious lounge, fitted kitchen, landing, two double bedrooms and bathroom. The property further benefits from: long private rear garden, off road parking and gas central heating. GREAT OPTION FOR INVESTORS. VIEWING HIGHLY RECOMMENDED. EPC: C

Offers In The Region Of £185,000 - Freehold

Hicks Hadley

Spacious Lounge 15'7 x 10'10 (max) (4.75m x 3.30m (max))
With central heating radiator, window to front elevation, electric fire and door into:

Fitted Kitchen 12'3 x 8'4 (max) (3.73m x 2.54m (max))
Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, integrated oven, gas hob, extractor chimney over, plumbing for automatic washing machine, door into garden, window to rear elevation and access to:

Stairs and Landing
With ground floor window to rear elevation, stairs and landing with access doors into:

Bedroom One 10'5 x 9'4 (max) (3.18m x 2.84m (max))
With window to front elevation.

Bedroom Two 12'3 x 8'9 (max) (3.73m x 2.67m (max))
With central heating radiator and window to rear elevation.

Bathroom 7'5 x 5'11 (max) (2.26m x 1.80m (max))
Having panel bath, shower over, low flush wc, wash hand basin, ceramic tiling and obscured window.

Outside
Front: With paved driveway and steps up to front entrance door.

Rear: With paved patio area and long lawn beyond it with mature hedge to right hand border.

Agents Note
COUNCIL TAX BAND: A

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

EPC: C

Broadband/Mobile coverage- please check on link-//checker.ofcom.org.uk/en-gb/broadband-coverage

All mains services are connected (gas/electric/water).

Hicks Hadley