



**AP MORGAN**

**Compton Road, Cradley Heath, West Midlands**  
Guide Price £160,000



### Features:

- Being Sold by AP Morgan Modern Method Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- Excellent investment opportunity
- Two double & one single bedrooms
- Spacious lounge
- Kitchen/dining room
- Ground floor family bathroom
- Versatile rear garden
- Well-positioned for amenities

### Description:

This Property is Being sold by AP Morgan Modern Method Auction.

Introducing this mid-terraced property situated in Cradley Heath, offering plenty of potential with its three bedrooms, a spacious lounge, generous-sized kitchen diner, four-piece bathroom, and on-street parking.

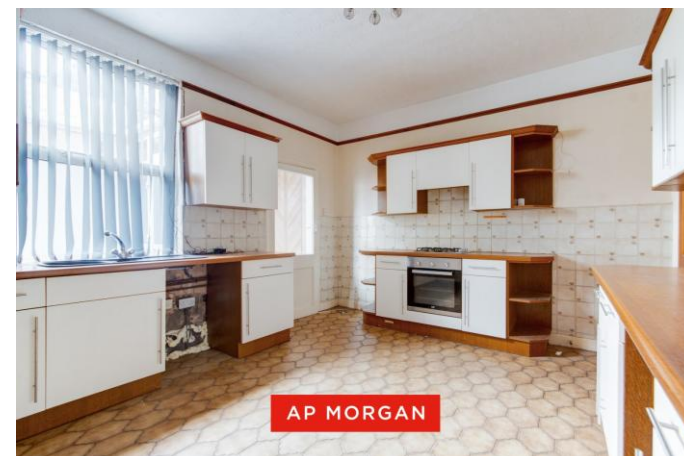
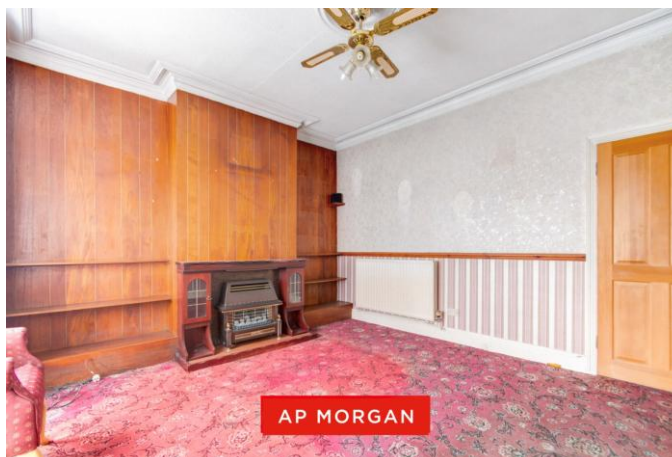
This Property is Being sold by AP Morgan Modern Method Auction.

Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

On arrival, the property benefits from on-road parking at the front, suitable for residents and visitors, with a step up to the entrance. Upon entry, the ground floor welcomes you into the porch, which leads into the spacious lounge. This provides a great space for comfort and entertaining, featuring a panelled feature wall with a gas fireplace. The lounge flows into the kitchen/diner, offering tonnes of potential, with ample storage and worktop space, an integrated oven and gas hob, and an additional gas fireplace. From here, there is access to a hallway with a cupboard for extra storage, a door leading to the rear garden, and the main bathroom, comprising a toilet, wash basin, shower cubicle, and bathtub.





The first floor opens onto the landing, which leads to bedroom one, a spacious double with fitted sliding-door wardrobes; bedroom two, another double; and bedroom three, ideal as a nursery or office space. This floor also features a separate WC. The property is also complete with gas central heating.

The rear garden is initially paved, offering a great space for outdoor furniture and dining, with a gate to the side allowing access to the front of the house, making it easy for bin storage. The end of the garden offers a large space ideal for gardening and storage sheds.

Situated in Cradley Heath, this property is just a short distance from the town centre and its convenient train station, providing excellent transport links to Birmingham and Worcester. Additionally, it is in close proximity to Merry Hill Shopping Centre and the natural beauty of Saltwells Nature Reserve.

**Details:**  
**Porch**

**Lounge** 11'11" x 13'10" (3.63m x 4.22m) Both Max

**Kitchen/Dining Room** 11'10" x 13'10" (3.6m x 4.22m)

**Pantry** 5'9" x 5'1" (1.75m x 1.55m) Both Max

**Entrance Hall**

**Family Bathroom** 7'2" x 9'9" (2.18m x 2.97m) Both Max

**Landing**

**Bedroom One** 12'4" x 12' (3.76m x 3.66m) Both Max

**Bedroom Two** 12' x 10'7" (3.66m x 3.23m) Both Max

**Bedroom Three** 11'10" x 6'6" (3.6m x 1.98m) Both Max

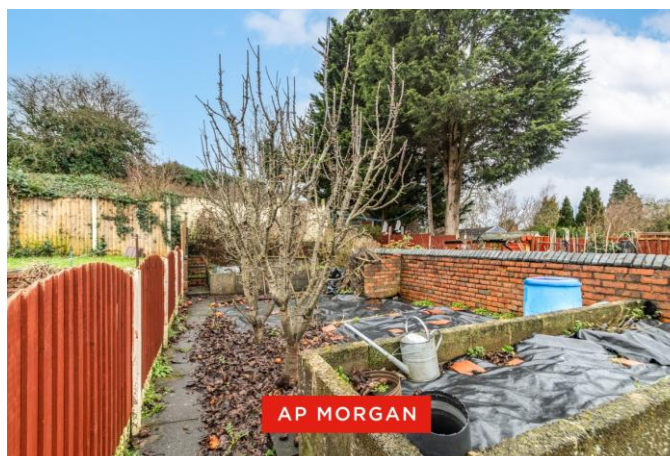
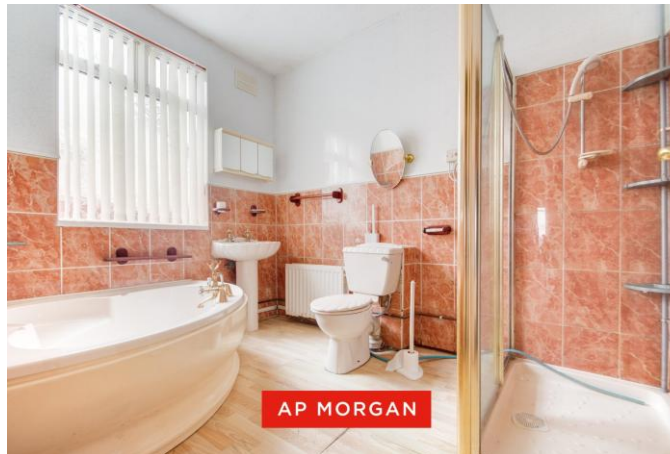
**WC** 2'8" x 3' (0.81m x 0.91m)

**EPC Rating:** To be confirmed

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

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