



### 3 bed end of terrace house to buy in B64

Dingle Avenue, Cradley Heath, West  
Midlands, B64 7DY

**£150,000** Starting Bid

 x 3  x 1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Being sold with a sitting tenant paying £1,375.00pcm
- ✓ Council Tax Band A
- ✓ EPC Rating D (60)
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Description

Attention Investors! Freehold Investment Opportunity – Approx. 9% Yield

Pattinson Auction are delighted to present this fantastic buy-to-let opportunity – a three-bedroom end-terrace home located on Dingle Avenue, ideally positioned close to Ofsted-rated ‘Good’ schools, local amenities, and excellent transport links.

Offered with no upward chain, the property is being sold with a sitting tenant, currently generating a combined rental income of £1,375.00 per calendar month.

The accommodation in brief comprises: Entrance hall, spacious lounge, kitchen, two storage cupboards, downstairs bathroom, lobby, landing, and three double bedrooms. The property also offers ample off-road parking and a tiered rear garden with mature trees.

Call us today to book a viewing!

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: End of terrace house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         | 77                                                                                                            |
| (55-68) <b>D</b>                            | 60      |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

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Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, [admin@kavanaghhayes.co.uk](mailto:admin@kavanaghhayes.co.uk), [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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