

48 Beauty Bank, Cradley Heath, B64 7HZ



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.
Made with Metropix CS023



48 Beauty Bank, Cradley Heath



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

A superb three bedroom detached property brimming with character and traditional features in this ever popular location for access to the train station, schools and all local amenities. The property briefly comprises: reception hall with cellarette, downstairs wc, spacious lounge, separate dining room, fitted breakfast kitchen with range cooker, three double bedrooms and family bathroom to first floor. The property further benefits from: private rear garden, driveway for several cars and long detached garage. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE ACCOMODATION. EPC: E

Hicks Hadley

Offers In The Region Of £367,500 - Freehold



Reception Hall

Having parquet flooring, door into cellarette, ornate cast iron central heating radiator, stairs to first floor and doors into:

Downstairs WC

Having low flush wc, corner wash hand basin, obscured window to side elevation and feature circular stained glass window to front elevation.

Spacious Lounge 13'5" x 12'5" (max) (4.09m x 3.78m (max))

With central heating radiator, wooden flooring, ceiling rose, feature fire place, with cast iron fire insert, marble hearth, secondary glazed window to side elevation and secondary glazed bay window to rear elevation.



Separate Dining Room 12'9 x 12'9 (3.89m x 3.89m)

With central heating radiator, marble hearth, feature fireplace, double glazed bay window to front elevation.

Fitted Kitchen 15'1 x 9'6 (4.60m x 2.90m)

Having matching wall and base units with worktops over, 'Rangemaster' branded cooker, 'Rangemaster' extra width extractor chimney, Belfast double sink, integrated dishwasher, integrated fridge, integrated freezer, plumbing for automatic washing machine, central heating radiator double glazed windows to side and rear elevation and door into garden.

Landing

Having turned staircase, feature window to side elevation, loft hatch and doors into:

Bedroom One 12'1 x 9'6 (3.68m x 2.90m)

With central heating radiator and secondary glazed window to front elevation.

Bedroom Two 10'9 x 10'5 (3.28m x 3.18m)

With central heating radiator, feature cast fire place and secondary glazed window to side and rear elevation.

Bedroom Three 9'6 x 8'6 (2.90m x 2.59m)

With central heating radiator, storage cupboard housing Worcester boiler and secondary glazed window to rear elevation.

Bathroom

Having jacuzzi 'P' shaped bath, shower over, shower screen, pedestal wash hand basin, low flush wc, ceramic tiling and secondary glazed windows to front elevation.



Detached Garage 28'6 x 10'5 (max) (8.69m x 3.18m (max))

Having up and over entrance door, windows to side and rear elevation, light, power and door into garden.

Outside

Front: With wall to front border, lawn with mature shrubbery, wrought iron gates opening to a large driveway leading to garage frontage, side entry gate and front door via storm porch.

Rear: With patio area, rear access to the garage, decked seating area and gravelled walkway leading to planting beds to the side of the property.



Agents Note

COUNCIL TAX BAND: E

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

All main services are connected.

Broadband/Mobile coverage- please check on link- <http://checker.ofcom.org.uk/en-gb/broadband-coverage> EPC:E

Vendor Note

We have been informed that the alarm system and CCTV apparatus are included in the sale.

