

# HUNTERS®

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## Reddal Hill Road

Cradley Heath, B64 5JG





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Offers In Excess Of £200,000



## Front of The Property

To the front of the property beyond wrought iron gates is a well laid-out foregarden with patio and block paving and gated side access leading to the rear of the property. There is also allocated parking at the rear of the property.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing, doors to various rooms, laminate floor and a central heating radiator.

## Kitchen

9'10" x 9'2" (3 x 2.8)

With a door leading from the entrance hall, fitted with a range of matching wall and base units, worksurfaces with matching upstands, stainless steel sink and drainer, integrated oven, gas hob with extractor hood over, space for fridge freezer, plumbing for washing machine, double glazed window to front, further double glazed door leading to the side of the property and a central heating radiator.

## Lounge

16'8" x 10'9" max (5.1 x 3.3 max)

Open from the entrance hall, comfortable space for seating, storage cupboard, laminate floor, double glazed window and french doors leading to rear garden and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, double glazed window to front and a central heated towel rail.

## Landing

With stairs leading from the entrance hall and doors to various rooms.

## Bedroom One

10'9" x 8'6" (3.3 x 2.6)

With a door leading from the landing, double glazed window to rear and a central heating radiator.

## Bedroom Two

10'2" x 8'6" (3.1 x 2.6)

With a door leading from the landing, double glazed window to front and a central heating radiator.

### Bedroom Three

7'10" x 5'2" (2.4 x 1.6)

With a door leading from the landing, double glazed window to rear and a central heating radiator.

### Bathroom

With a door leading from the landing, bath with waterfall shower head and separate shower attachment, shower screen, WC and wash hand basin set into vanity unit, tiled floor and part tiled walls, double glazed window to front and a central heating towel rail.

### Garden

Accessed via double glazed doors leading from the lounge and kitchen to paved patio and decked seating areas, well maintained lawn, rear gated access leading to allocated parking, further gated side access leading to the front of the property and outside lighting.



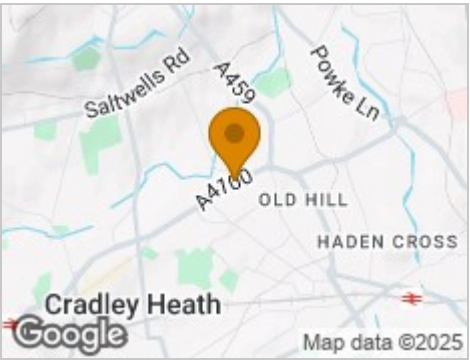
Road Map



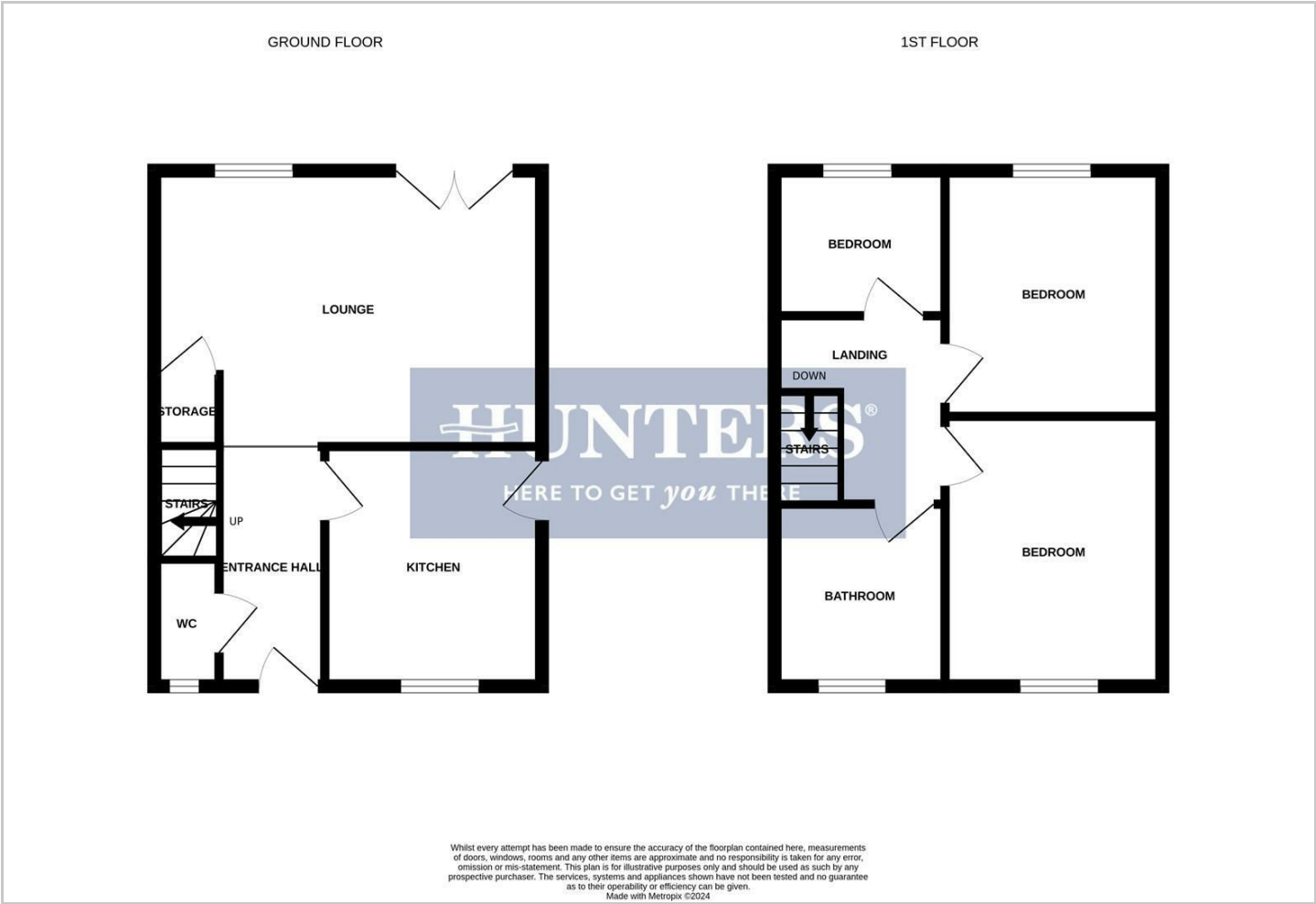
Hybrid Map



Terrain Map



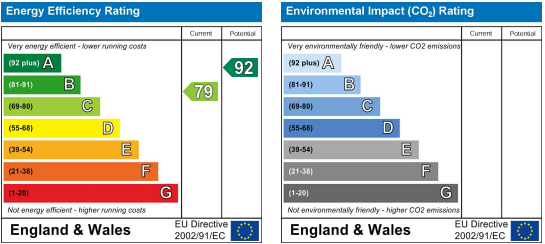
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.