

HUNTERS®

HERE TO GET *you* THERE



Best Street

Cradley Heath, B64 5PA



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Offers Over £180,000



Front of the Property

To the front of the property there is on street parking, gated side access leading to the rear garden and double glazed door leading to lounge.

Lounge

11'4" x 12'0" (3.45 x 3.66)

With a double glazed door leading from the front of the property, door to kitchen breakfast room, space for seating, feature fire place with gas fire, coving, laminate floor and a central heating radiator.

Kitchen Breakfast Room

12'0" x 12'4" (3.66 x 3.76)

With a door leading from lounge, door to cellerate providing useful storage space, fitted with a range of matching wall and base units, worksurfaces, tiled splashback and upstands, one and a half stainless steel sink and drainer, space for oven, stainless steel cooker hood over, space for fridge freezer and breakfast table, plumbing for washing machine, housed central heating boiler, door and stairs leading to first floor landing, double glazed window and door to rear and a central heating radiator.

Landing

With stairs leading from kitchen breakfast room and doors to various rooms.

Bedroom One

11'4" x 12'0" (3.45 x 3.66)

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

Bedroom Two

8'10" x 12'5" (2.69 x 3.78)

With a door leading from landing, built-in wardrobe with loft access, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from landing, p-shaped bath with waterfall shower head and separate shower attachment, fitted shower screen, WC, wash hand basin set into vanity unit, tiled walls, laminate floor, extractor, double glazed window to rear and a chrome heated towel rail.

Garden

With access via kitchen breakfast room this private rear garden has a patio seating area with lawn beyond, mature shrub borders, useful outbuilding and gated side access leading to the front of the property.



The floor plan is divided into two main sections: the Ground Floor on the left and the 1st Floor on the right. A large, semi-transparent 'HUNTERS' logo is centered over the junction of the two floors.

GROUND FLOOR:

- KITCHEN/BREAKFAST ROOM:** Located at the top left.
- LOUNGE:** Located at the bottom left.
- HALLWAY:** A central hallway connecting the rooms, featuring stairs leading 'UP' and a 'UTILITY' area.
- CELLAR/ETTE:** A small room off the central hallway.

1ST FLOOR:

- BEDROOM 2:** Located at the top right.
- BEDROOM 1:** Located at the bottom right.
- BATHROOM:** Located between Bedroom 2 and Bedroom 1.
- HALLWAY:** A central hallway featuring stairs leading 'DOWN' and a 'STORE' room.
- W.C.:** A small room off the central hallway.

Legend:

- DOOR
- WINDOW
- STAIRS
- UTILITY
- STORE
- W.C.

Notes:

- 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 Metronix i2007.

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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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.