

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Oaklea Drive

Cradley Heath, B64 5SF



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Offers In The Region Of £244,950



## Front of The Property

To the front of the property there is a block paved driveway, raised shrub border, gated side access leading to rear garden and outside lighting.

## Kitchen

11'1" x 10'2" (3.4 x 3.1)

With a double glazed door leading from the front of the property, matching wall and base units, worksurfaces with tiled splashback, Rangemaster-style cooker, extractor hood over, stainless steel sink and drainer, plumbing for washing machine, space for dishwasher, tall standing fridge freezer and breakfast table, tiled floor and open to dining room.

## Dining Room

11'1" x 10'5" (3.4 x 3.2)

Open from the kitchen and doors to various rooms, stairs to first floor landing, space for dining table, storage cupboard, tiled floor and a central heating radiator.

## Lounge

18'0" x 10'5" (5.5 x 3.2)

With a door leading from the dining room, comfortable seating space, multi-fuel burning stove with hearth and decorative backboard, wall lights, double glazed french doors and windows to rear and a central heating radiator.

## Conservatory

With double glazed french doors leading from the lounge, wooden floor and double glazed french doors and windows to garden.

## WC

With a door leading from the dining room, WC and wash hand basin.

## Landing

With stairs leading from the dining room, doors to various rooms, loft access and double glazed window to side.

### Bedroom One

10'9" x 10'5" (3.3 x 3.2)

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

### Bedroom Two

13'5" x 7'6" (4.1 x 2.3)

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

### Bedroom Three

8'2" x 7'6" (2.5 x 2.3)

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

### Garage

With up and over door leading from the front of the property, useful storage space, light and power.

### Garden

With double glazed doors leading from the conservatory and gated side access leading from the front of the property, block paving, decorative chipping stones, mature shrubs, shed, outside tap and is partly walled.



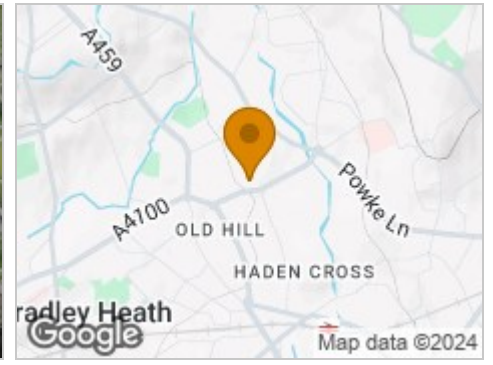
## Road Map



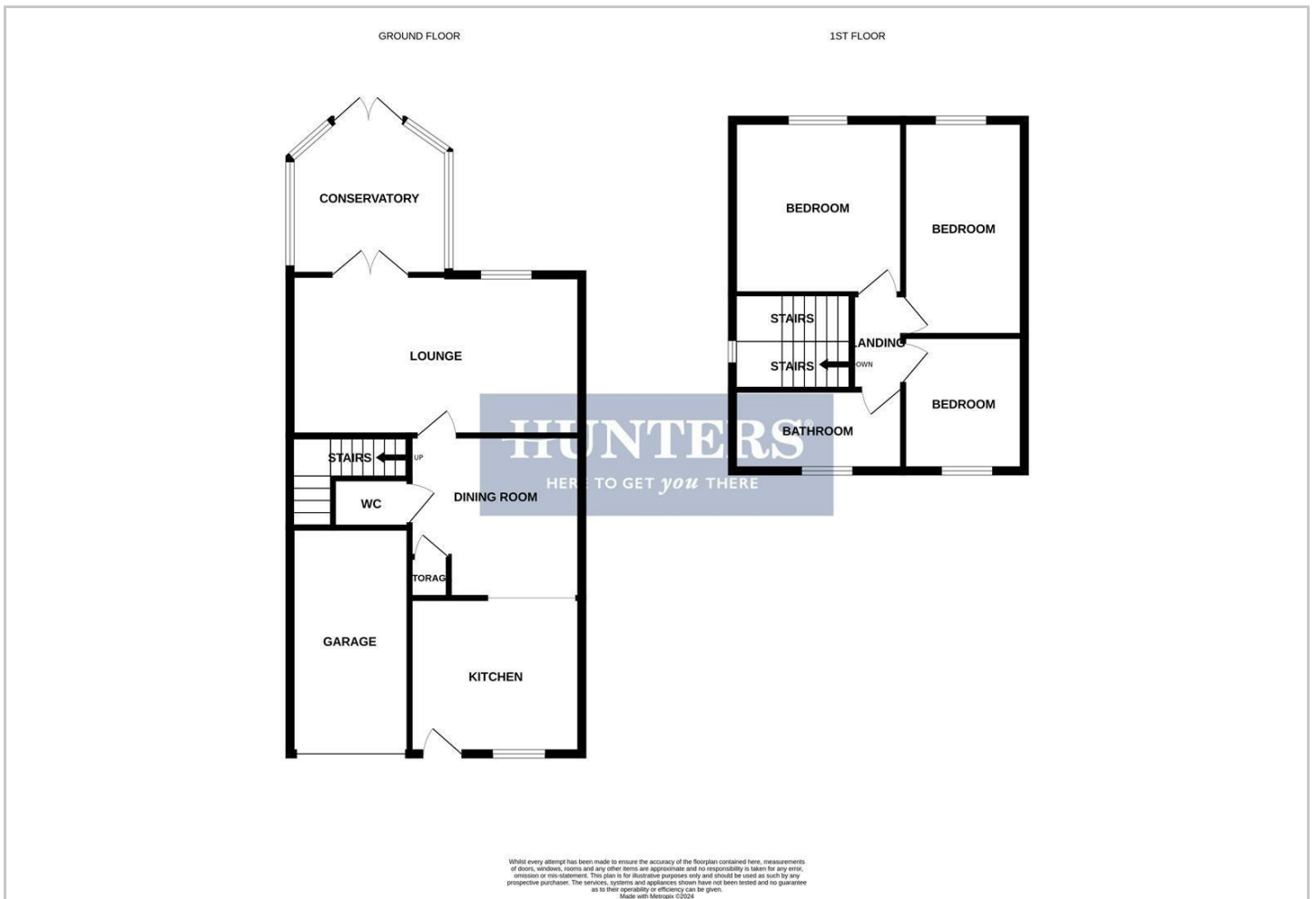
## Hybrid Map



## Terrain Map



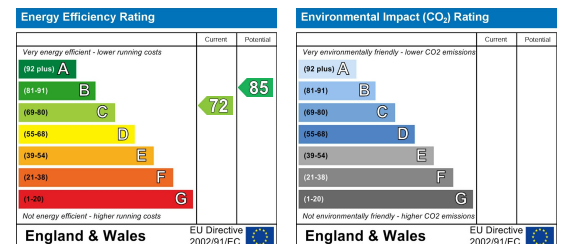
## Floor Plan



## 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.