

for sale

offers over **£170,000**



Sutherland Road Cradley Heath B64 6EA

A well-presented two bedroom home offered for sale with NO UPWARD CHAIN perfect for first time buyers. Briefly comprising: lounge, fitted kitchen, two double bedrooms, re-fitted bathroom, good sized rear garden and driveway to the front. Conveniently located for shops, schools and transport links, the property must be viewed to be appreciated.

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Approach

The property is approached via driveway, gate to rear access and front door opening to the lounge.

Lounge

10' 11" x 15' 7" (3.33m x 4.75m)

Central heating radiator, double glazed window to front elevation, ceiling light point, door to kitchen

Kitchen

12' 3" max x 7' 10" (3.73m max x 2.39m)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with cooker hood over, sink and drainer with mixer tap, plumbing for washing machine, space for appliances, storage cupboard, wood effect flooring, central heating radiator, double glazed window to rear elevation, stairs to first floor accommodation and double glazed door to rear garden

Landing

Obscured double glazed window to side elevation, loft with useful storage, pull down ladder and light, doors to:

Bedroom One

12' 4" x 8' 6" (3.76m x 2.59m)

Central heating radiator, double glazed window to rear elevation, built in wardrobe

Bedroom Two

9' x 10' 5" (2.74m x 3.17m)

Central heating radiator, double glazed window to front elevation, storage cupboard housing central heating boiler.

Bathroom

Comprising: Bath with shower over, low level w.c, wash hand basin, central heating radiator and tiling to walls.

Rear Garden

Perfect for entertaining with large patio area with steps to lawn beyond, mature trees and shrubs, gate to front access and fencing to borders.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HSW314159 - 0006

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/HSW314159



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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