

for sale

offers over **£315,000**



## Tibbetts Road CRADLEY HEATH B64 5DW

A deceptively spacious four bedroom property in a convenient location close to shops, schools and transport links. Well-presented accommodation over three floors makes this property ideal for growing families and must be viewed to be appreciated. Briefly comprising: entrance hall, breakfast kitchen, lounge, conservatory, utility with downstairs w.c, four bedrooms, en-suite to master, family bathroom, pleasant rear garden and garage with driveway.

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## Approach

The property has a driveway with up and over door to garage, lawned frontage with steps leading up to the front door

## Hallway

Stairs to first floor accommodation, central heating radiator, house alarm, under stairs storage and doors leading to:

## Re-Fitted Breakfast Kitchen

15' 5" x 9' 2" ( 4.70m x 2.79m )

Fitted with a range of high gloss wall and base units with work surfaces over, integrated fridge freezer, dishwasher, eye level oven and induction hob with cooker hood over, cupboard housing central heating boiler, space for table and chairs, double glazed windows to front and rear elevation, tiled flooring and central heating radiator.

## Utility/ W.C

6' 2" x 5' 6" ( 1.88m x 1.68m )

Work surface with matching upstands, plumbing for washing machine, space for appliances, low level w.c, wash hand basin, under counter storage cupboard, central heating radiator, shelving, double glazed window to rear elevation and tiled flooring

## Lounge

18' 4" x 10' 5" ( 5.59m x 3.17m )

Double glazed window to front elevation, two central heating radiators, tiled flooring, double glazed French doors open to the conservatory

## Conservatory

11' 9" x 9' 6" ( 3.58m x 2.90m )

Double glazed doors open to the rear garden, tiled flooring, wall mounted electric fire, central heating radiator,

## First Floor Landing

Double glazed window to rear elevation, stairs to second floor accommodation, doors leading to:

## Master Bedroom

15' 8" x 11' 1" max ( 4.78m x 3.38m max )

Double glazed window to front elevation, central heating radiator, fitted wardrobes and door to en-suite



## En-Suite

Comprising: shower cubicle, low level w.c, wash hand basin, part tiled walls, central heating radiator and double glazed window to rear elevation

## Bedroom Four

13' 1" x 10' 9" max ( 3.99m x 3.28m max )

Double glazed window to front elevation central heating radiator

## Family Bathroom

Comprising: bath with shower over, low level w.c, wash hand basin, central heating radiator and double glazed window to rear elevation

## Second Floor Landing

Useful storage cupboard and doors leading to:

## Bedroom Two

14' 5" x 12' 9" max ( 4.39m x 3.89m max )

Double glazed window to front elevation, central heating radiator, fitted wardrobes

## Bedroom Three

12' 9" x 9' 6" ( 3.89m x 2.90m )

Double glazed window to front elevation, central heating radiator, fitted wardrobes

## Rear Garden

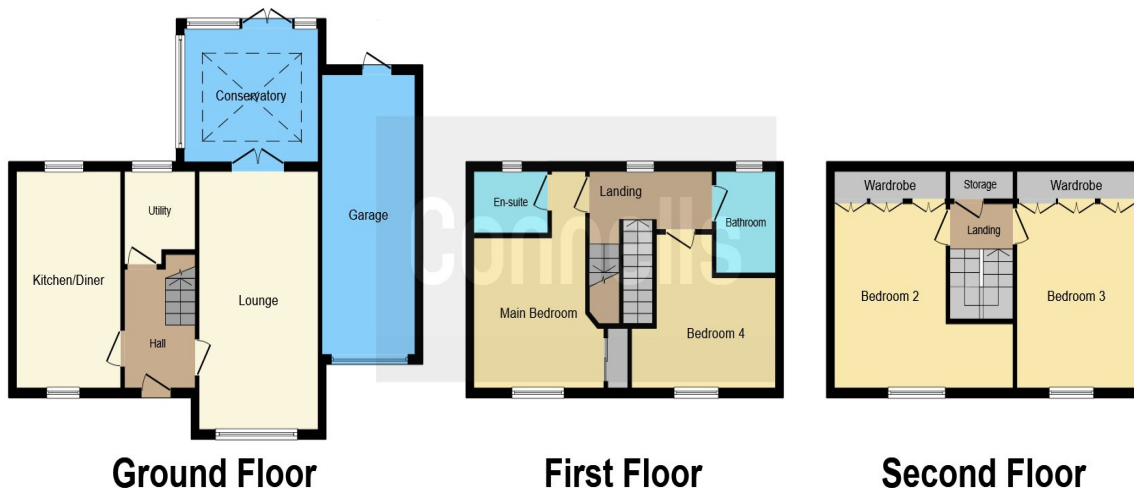
A pleasant rear garden perfect for families and entertaining with paved patio, lawns beyond, ornamental pond, mature trees and shrubs, outside tap, security lighting, fencing to borders and door to garage

## Garage

18' 4" x 9' 2" ( 5.59m x 2.79m )

Up and over door to front, power and lighting and storage to eaves and alarm linked to the property





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: HSW314659 - 0007

**Tenure:** Freehold

**EPC Rating:** C

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