

for sale

offers in the region of **£175,000**



## Sidaway Street Cradley Heath B64 6HJ

A deceptively spacious traditional terraced property in convenient location with well-presented and versatile accommodation throughout. Offered for sale with NO UPWARD CHAIN, the property briefly comprises: two reception rooms, kitchen, re-fitted bathroom, cellar, two double bedrooms, study off bedroom two, loft room and low maintenance rear garden. Viewing is highly recommended

# Sidaway Street Cradley Heath B64 6HJ

## Approach

The property has a door opening to lounge and further door to shared entry with gate to rear garden

## Lounge

12' 1" x 11' 7" max ( 3.68m x 3.53m max )

Double glazed window to front elevation, central heating radiator, coving to ceiling, gas fire with feature surround, door to cellar

## Sitting Room

11' 9" x 11' 7" max ( 3.58m x 3.53m max )

Double glazed window to rear elevation, central heating radiator, gas fire with feature surround, coving to ceiling door to stairs and door to kitchen

## Kitchen

9' 6" x 6' 9" ( 2.90m x 2.06m )

Fitted with a range of wall and base units with work surfaces over, space for cooker, tiled flooring, one and half bowl sink and drainer, space for fridge freezer, tiled flooring, double glazed window and door to side elevation, door to bathroom

## Bathroom

Comprising: corner bath, shower cubicle, heated towel rail, low level w.c, wash hand basin, spot lights to ceiling, double glazed obscured window to side elevation

## First Floor Landing

Doors leading to:

## Bedroom One

15' x 12' max ( 4.57m x 3.66m max )

Two Double glazed windows to front elevation, central heating radiator

## Bedroom Two

11' 8" max x 12' 1" max ( 3.56m max x 3.68m max )

Double glazed window to rear elevation, central heating radiator, door to study and door to stairs leading to the loft room

## Study

10' 7" x 6' 11" ( 3.23m x 2.11m )

Double glazed window to side elevation, central heating radiator and coving to ceiling



## Loft Room

16' 4" max x 14' 10" max ( 4.98m max x 4.52m max )  
Double glazed window to rear elevation, central heating radiator

Agents note: head height is reduced in some areas,

## Rear Garden

A low maintenance paved patio area with fencing to borders, useful outside toilet with low level w.c, and wash hand basin. Gate leads to front access





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: HSW315103 - 0003

**Tenure:** Freehold

**EPC Rating:** D

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