

for sale

offers in the region of **£250,000**



## Castle Close Cradley Heath B64 6RN

A stunning, three bedroom family home in a popular location benefitting from a pleasant rear garden and off road parking. Briefly comprising: porch, hallway, study, lounge/dining room, re-fitted kitchen, three good sized bedrooms, large re-fitted shower room, driveway with storage. Viewing highly recommended

# Castle Close Cradley Heath B64 6RN

## Approach

The property has a driveway with lawned area to the side, up and over door to storage and steps to porch

## Porch

Tiled flooring, double glazed door to hallway

## Hallway

Stairs to first floor accommodation, central heating radiator, wood effect flooring, doors to lounge and study

## Study

8' x 7' 4" ( 2.44m x 2.24m )

Double glazed window to side elevation, spot lights to ceiling

## Lounge/Dining Room

18' 1" max x 11' 4" max ( 5.51m max x 3.45m max )

Gas fire with feature surround, coving to ceiling, wood effect flooring, central heating radiator, door to kitchen and double glazed door to rear garden

## Re-Fitted Kitchen

14' 1" x 6' 9" ( 4.29m x 2.06m )

A modern re-fitted kitchen with a range of wall and base units with work surfaces over, five ring gas hob with extractor over, double oven and microwave, spot lights to ceiling, integrated washing machine, integrated dishwasher, tiling to floor, integrated fridge/freezer, sink and drainer, double glazed window to rear elevation

## First Floor Landing

Access to loft space and doors leading to:

### Bedroom One

12' 7" x 11' 6" ( 3.84m x 3.51m )

Double glazed window to rear elevation, central heating radiator, wood effect flooring and panelled wall

### Bedroom Two

12' 9" x 8' 7" ( 3.89m x 2.62m )

Double glazed window to front elevation with far reaching views, wood effect flooring, central heating radiator



## Bedroom Three

9' 2" x 6' 7" ( 2.79m x 2.01m )

Double glazed window to front elevation with far reaching views, wood effect flooring, central heating radiator, storage cupboard

## Re-Fitted Shower Room

Comprising: shower cubicle, vanity wash hand basin, low level w.c, heated towel rail, tiled flooring, spot lights to ceiling, heated towel rail, storage cupboard and double glazed obscured window to rear elevation

## Rear Garden

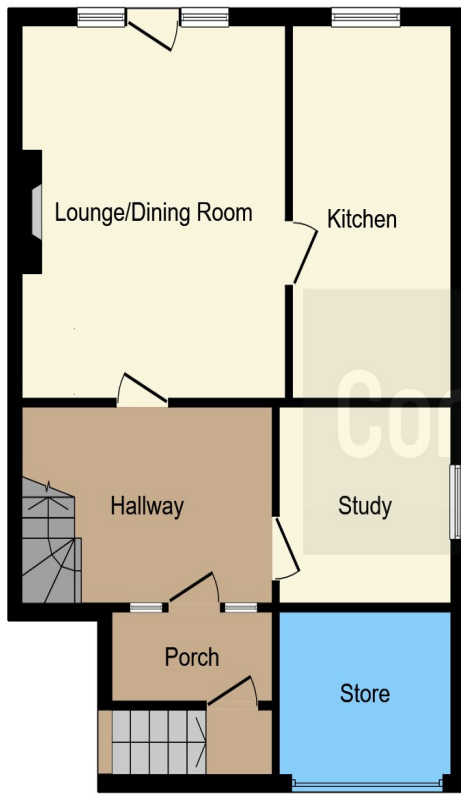
A pleasant rear garden with a sunny aspect, paved patio with steps to further decked patio, steps to further tier paved patio, raised beds with shrubs and plants. Gate to front access and outside tap

## Storage

8' 8" plus recess x 8' ( 2.64m plus recess x 2.44m )

Up and over door, central heating boiler





**Ground Floor**



**First Floor**

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**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315095 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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