

for sale

offers in the region of **£220,000**



## Reddal Hill Road Cradley Heath B64 5JG

A well-presented modern home in a convenient location for shops, schools and transport links. Briefly comprising: hallway, guest w.c, fitted kitchen, lounge, three bedrooms, bathroom pleasant rear garden and allocated parking for two cars to the rear. Perfect for first time buyers, this lovely home must be viewed to be appreciated.

# Reddal Hill Road Cradley Heath B64 5JG

## Approach

The property has a shared block paved car park to the rear with allocated parking for two cars, gate to rear access with lighting. To the front of the property is gated fore garden with gate to rear access and front door opens to hallway

## Hallway

Central heating radiator, stairs to first floor accommodation and doors leading to:

## Guest W.C

Comprising: low level w.c, vanity wash hand basin, heated towel rail and double glazed obscured window to front elevation

## Fitted Kitchen

10' x 9' 2" ( 3.05m x 2.79m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, gas hob with extractor over, space for fridge freezer, plumbing for washing machine, central heating radiator, double glazed door to side, double glazed window to front elevation

## Lounge

16' 9" max x 11' ( 5.11m max x 3.35m )

Double glazed French doors open to the rear garden, wood effect flooring, under stairs storage cupboard, central heating radiator

## First Floor Landing

Access to loft space and doors leading to:

## Bedroom One

10' 11" x 8' 6" ( 3.33m x 2.59m )

Double glazed window to rear elevation, central heating radiator

## Bedroom Two

10' 2" x 8' 6" ( 3.10m x 2.59m )

Double glazed window to front elevation, central heating radiator

## Bedroom Three

7' 10" x 5' 5" ( 2.39m x 1.65m )

Double glazed window to rear elevation, central heating radiator



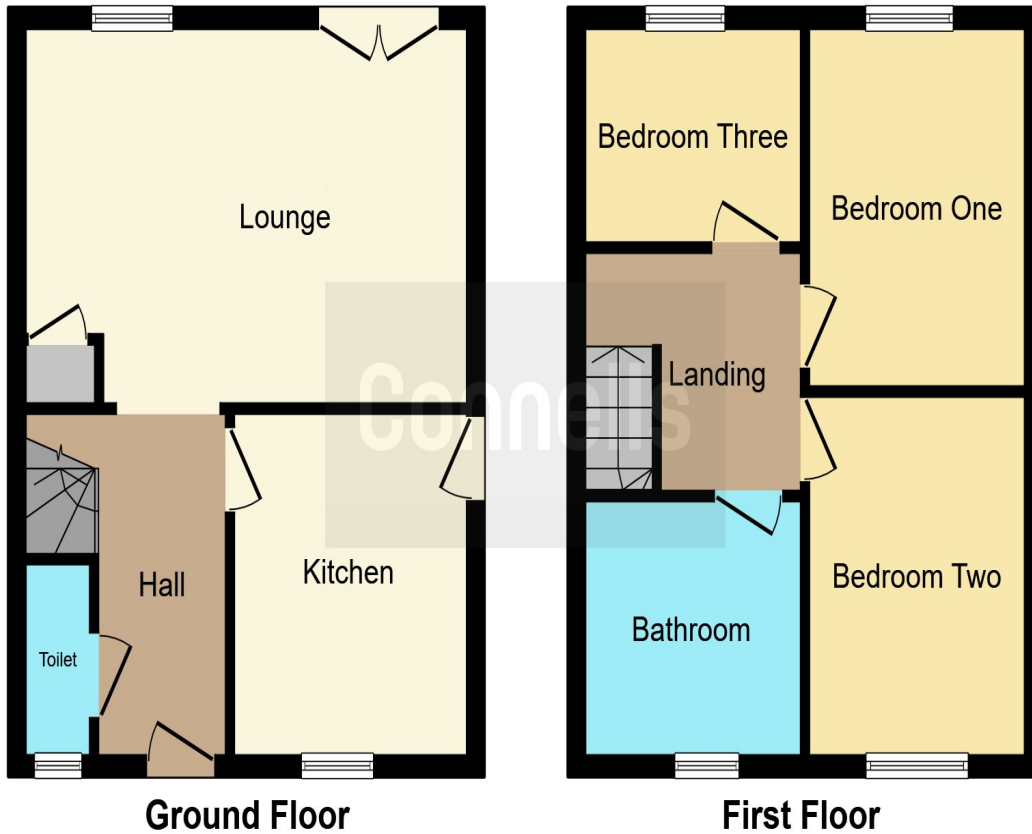
## Bathroom

Comprising: bath with mixer shower over, vanity units with wash hand basin and low level w.c, part tiling to walls, heated towel rail and double glazed obscured window to front elevation

## Rear Garden

A pleasant rear garden perfect for entertaining with paved patio area with further decking, lawns beyond, pathway to the rear gated access to the car park, fencing to borders and gate to front access





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Property Ref: HSW315317 - 0005

**Tenure:** Freehold

**EPC Rating:** C

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