

for sale

offers in the region of **£240,000**



Highland Road Cradley Heath B64 5NE

Benefitting from a large garden with a sunny aspect, this delightful three bedroom family home is situated in this popular and well-respected location with transport links to Halesowen and Birmingham close by. A well-appointed traditional home perfect for families with sought after schools and shops nearby. Briefly comprising: hallway, downstairs w.c, open plan living space, fitted kitchen, three bedrooms, family bathroom and driveway. The property includes a newly fitted combination boiler, new carpets and new kitchen appliances. Offered for sale with NO UPWARD CHAIN, viewing highly recommended.

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Approach

The property has a paved driveway to front with side access to rear garden

Hallway

Carpet flooring, door leading to:

Downstairs W.C

Double glazing window to side of property, carpet flooring, central heating radiator

Open Plan Living Space

Lounge / Dining Space

23' 5" into bay x 11' 6" (7.14m into bay x 3.51m)

Double glazed bay window to front elevation, central heating radiator, log burner, carpet flooring, double glazing French doors to rear elevation

Kitchen

8' 7" x 7' 10" (2.62m x 2.39m)

Fitted with a range of wall and base units, double glazing window to rear elevation. plumbing for washing machine, sink and drain, space for appliances, integrated oven

Landing

Carpet flooring, double glazed window to side elevation, access to loft space

Bedroom One

11' 6" x 11' (3.51m x 3.35m)

Central heating radiator, double glazed window to rear elevation, carpet flooring

Bedroom Two

11' 6" plus bay x 11' 6" (3.51m plus bay x 3.51m)

Central heating radiator, double glazed bay window to front elevation, carpet flooring

Bedroom Three

7' x 6' (2.13m x 1.83m)

Central heating radiator, double glazed window to front, carpet flooring



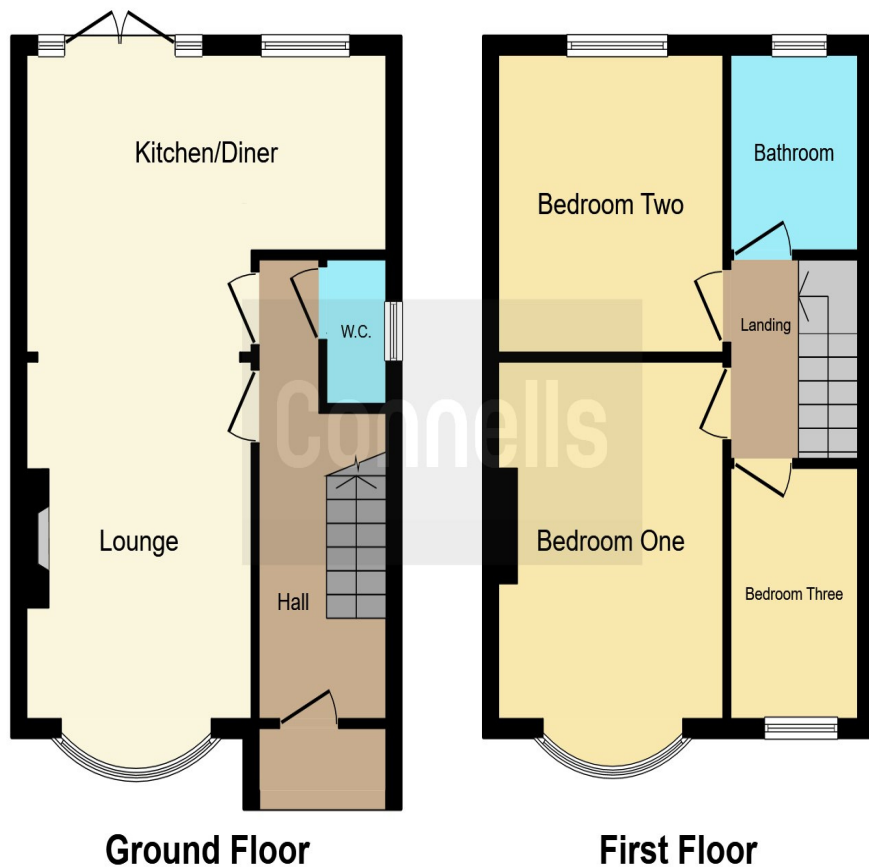
Bathroom

Fitted with a low level w.c, hand wash basin, bath with shower, towel radiator, fully tiled, storage cupboard

Rear Garden

A pleasant, large rear garden perfect for families. Decking area and shed building fitted with sink and drain, followed by large lawned area, 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: HSW315471 - 0002

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/HSW315471



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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