

for sale

offers in the region of **£300,000**



Whitehall Road Cradley Heath B64 5BG

A deceptively spacious family home, extended and well-presented throughout, this beautiful property is situated in a popular location close to the park with shops and schools nearby and walking distance to Cradley Heath train station. Briefly comprising: hallway, lounge, dining room, re-fitted kitchen, utility and shower room, cellar, three bedrooms plus study and family bathroom, pleasant rear garden and off road parking. Viewing essential to appreciate the size and quality of accommodation on offer.

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Approach

The property has a block paved driveway with gate to rear garden, double glazed door opens to hallway

Welcoming Hallway

Stairs to first floor accommodation, door to cellar, central heating radiator, coving to ceiling, wood flooring and doors to lounge and dining room

Lounge

12' 7" max x 15' 3" into bay (3.84m max x 4.65m into bay)

Double glazed bay window to front elevation, central heating radiator, coving to ceiling

Dining Room

13' x 12' 2" max (3.96m x 3.71m max)

Double glazed windows to rear and side elevation, wood flooring and door to kitchen

Fitted Kitchen

14' 6" x 8' 4" (4.42m x 2.54m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated oven, 5 ring electric hob, spot lights to ceiling, space for American fridge freezer, integrated dishwasher, part tiling to walls, double glazed window to side elevation, door to utility and double glazed door to rear garden

Utility

7' 2" x 3' 1" (2.18m x 0.94m)

Plumbing for washing machine, central heating boiler, storage cupboards, central heating radiator, tiled flooring and archway to shower room

Shower Room

Shower cubicle, vanity unit with wash hand basin and low level w.c, part tiling to walls, extractor, tiled flooring and double glazed obscured window to side elevation



First Floor Landing

Double glazed window to side elevation, stairs to second floor and doors leading to:

Bedroom One

12' 7" max x 12' 10" (3.84m max x 3.91m)

Double glazed window to front elevation, central heating radiator

Bedroom Two

12' 11" x 12' 2" max (3.94m x 3.71m max)

Double glazed window to rear elevation, central heating radiator, door to study

Study

16' max x 8' 7" max (4.88m max x 2.62m max)

Two double glazed windows to side elevation, central heating radiator, door to bathroom

Bathroom

Comprising: bath with mixer shower over, vanity wash hand basin, low level w.c, heated towel rail, airing cupboard, double glazed obscured window to rear elevation



Second Floor

Door to eaves storage and door to bedroom three

Bedroom Three

17' 9" x 12' 6" max (5.41m x 3.81m max)

Double glazed window to side elevation, central heating radiator, spotlights to ceiling.

Agents note: Head height is reduced in some areas due to eaves

Rear Garden

Block paved patio with artificial lawn beyond, outside storage, walled and fenced borders, outside tap, gate to front.

Agents note: The vendor advises there is some further land to the rear of the fencing which does come within the boundary of this property





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

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T 0121 550 6465
E halesowen@connells.co.uk

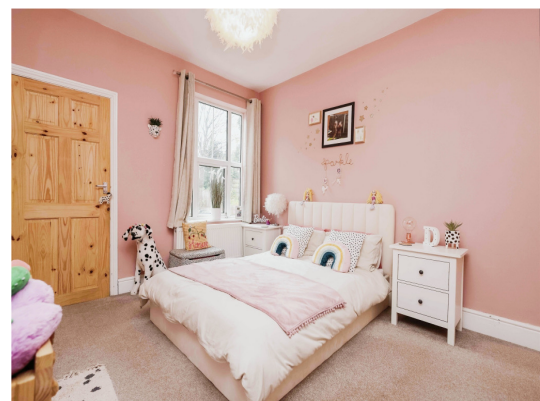
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315465 - 0004

Tenure: Freehold

EPC Rating: C

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