

for sale

offers in the region of **£420,000**



Rowley Hill View CRADLEY HEATH B64 7ER

A recently refurbished four bedroom detached family home in a cul-de-sac location in the popular Haden Hill area. Briefly comprising: porch, hallway, re-fitted kitchen, lounge, dining room, reception room, guest cloakroom, four bedrooms en-suite to master, re-fitted family bathroom, rear garden and off road parking to the front. Finished to a high standard throughout, viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property is approached via shared private drive giving access to driveway providing off road parking with storm porch and front door opens to hallway

Hallway

Stairs to first floor accommodation, storage cupboard, central heating radiator, wood effect flooring coving to ceiling and doors leading to:

Lounge

14' 10" x 13' 3" into bay (4.52m x 4.04m into bay)

Double glazed windows and French doors to rear elevation, coving to ceiling, gas fire, two central heating radiators

Dining Room

19' 6" max x 7' 11" (5.94m max x 2.41m)

Double glazed window to front elevation, central heating radiator, spot lights to ceiling

Reception Room Three

13' max x 9' (3.96m max x 2.74m)

Double glazed window to front elevation, central heating radiator, spot lights to ceiling

Re-Fitted Kitchen

14' 4" max x 9' 4" (4.37m max x 2.84m)

Fitted with a range of wall and base units with work surfaces over, space for range cooker with cooker hood over, one and half bowl sink and drainer, integrated dishwasher, space for American fridge freezer, spot lights to ceiling, wood effect flooring, part tiling to walls, double glazed window to rear elevation, double glazed door to side

Guest Cloakroom

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

First Floor Landing

Access to boarded loft space, doors leading to:



Bedroom One

10' x 10' 9" max (3.05m x 3.28m max)

Two double glazed windows to front elevation, central heating radiator, built in wardrobes and door to en-suite.

Agents note: stairs bulkhead reduces some floor area

Re-Fitted En-Suite

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

Bedroom Two

12' 4" x 8' 8" (3.76m x 2.64m)

Double glazed window to rear elevation, central heating radiator and built in mirrored wardrobe

Bedroom Three

9' 1" x 8' 4" (2.77m x 2.54m)

Double glazed window to rear elevation, central heating radiator, mirrored wardrobe, spot lights to ceiling

Bedroom Four

9' 1" x 7' (2.77m x 2.13m)

Double glazed window to rear elevation, central heating radiator, spot lights to ceiling

Re-Fitted Bathroom

Comprising: bath with shower over, heated towel rail, vanity wash hand basin, low level w.c, extractor, wood effect flooring and double glazed obscured window to side elevation

Rear Garden

Patio area with lawns beyond, fencing to borders and gate 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

To view this property please contact Connells on

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Property Ref: HSW315684 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: E

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