

for sale

offers in the region of **£230,000**



## Cosens Drive CRADLEY HEATH B64 6AL

Ideal for first time buyers, this three storey home is conveniently located with well-presented accommodation throughout and pleasant garden to the rear. Contact Connells on 0121 550 6465 to arrange a viewing.

# Cosens Drive CRADLEY HEATH B64 6AL

## Approach

The property is approached via pebbled frontage with pathway leading to the front door

## Hallway

Stairs to first floor accommodation, under stairs storage, wood effect flooring, central heating radiator and doors leading to:

## Kitchen

9' 8" max x 7' 11" ( 2.95m max x 2.41m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, electric hob with cooker hood over, cupboard housing central heating boiler, plumbing for washing machine, part tiling to walls, central heating radiator

## Downstairs W.C

Low level w.c, wash hand basin, central heating radiator, extractor, part tiling to walls, tiled flooring

## Lounge

13' 6" x 12' 6" max ( 4.11m x 3.81m max )

Double glazed French doors opening to the rear garden, central heating radiator, double glazed window to rear elevation

## First Floor Landing

Stairs to the second floor, central heating radiator and doors leading to:

## Bedroom One

11' 8" plus wardrobes x 9' 2" ( 3.56m plus wardrobes x 2.79m )

Two double glazed windows to rear elevation, two central heating radiators, fitted wardrobe and door to en-suite

## En-Suite

Comprising: shower cubicle, wash hand basin, low level w.c, part tiling to walls, extractor, tiled flooring and heated towel rail

## Bedroom Two

11' 8" x 6' 8" ( 3.56m x 2.03m )

Double glazed window to front elevation, central heating radiator



## Bathroom

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

## Second Floor Landing

Double glazed roof window, door to storage cupboard, door to bedroom three

## Bedroom Three

14' 1" plus recess x 10' 2" max ( 4.29m plus recess x 3.10m max )

Double glazed window to front elevation, central heating radiator

## Rear Garden

A pleasant rear garden with patio area pathway to the rear with further patio, artificial lawn, raised flower beds, gate to shared front access, fencing to borders.

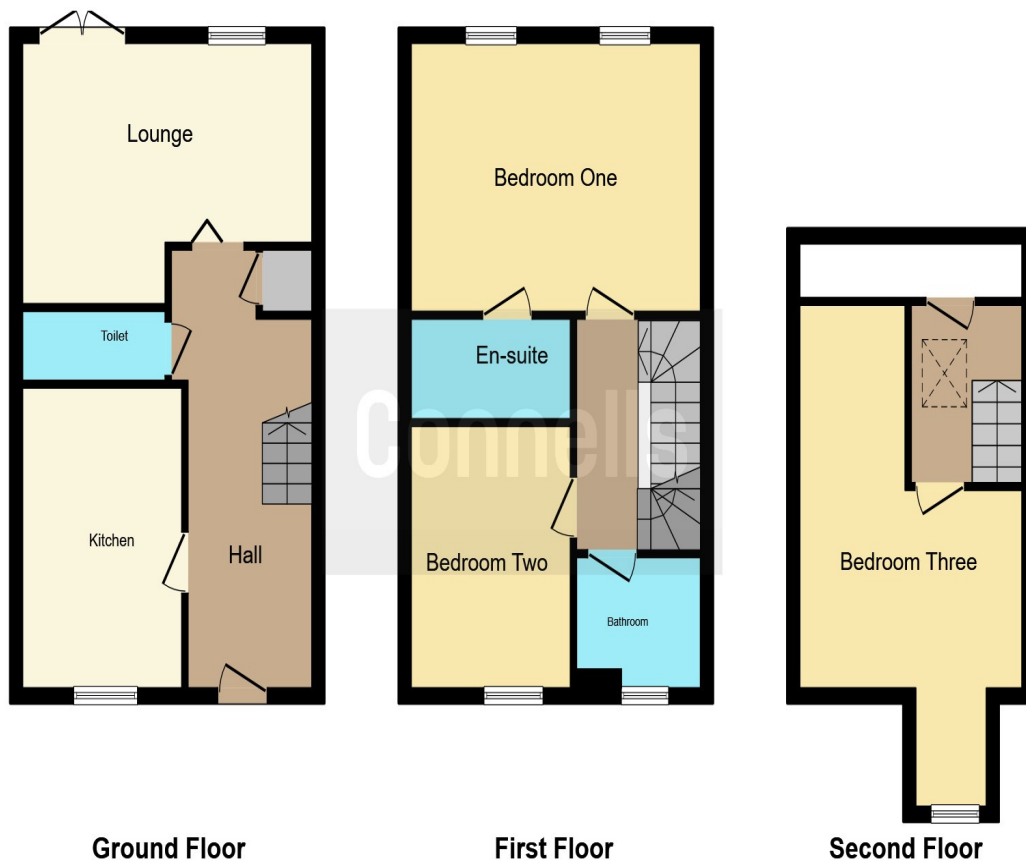
## Parking

There is allocated parking and visitor spaces

## Estate Charge

There is a charge of £32.91 per month currently for the upkeep and maintenance of the shared communal area





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](http://www.focalagent.com)

To view this property please contact Connells on

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Property Ref: HSW315651 - 0003

**Tenure:** Freehold

**EPC Rating:** B

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