

for sale

offers over **£300,000**



## Sandwell Grove Cradley Heath B64 5DB

Do not miss out on this spacious four bedroom family home with versatile accommodation over three floors. Well-presented throughout, this delightful property is conveniently located with train stations and bus routes into Birmingham close by. Contact Connells on 0121 550 6465 to arrange a viewing.



# Sandwell Grove Cradley Heath B64 5DB

## Approach

Pebble boarder with planters, storm porch and a driveway in front of the garage to the side of the property.

## Entrance Hall

Stairs to first floor accommodation, understairs storage, tiled floor and a central heating radiator. Cloakroom to the rear with tiled floor, space for shoes and coats, door to w.c.

## Lounge

9' 8" plus door recess x 18' max ( 2.95m plus door recess x 5.49m max )

Two central heating radiators and double glazed radiators to front and side elevation.

## Kitchen/Dining Room

15' 7" max x 9' 4" plus door recess ( 4.75m max x 2.84m plus door recess )

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, electric oven and gas hob with cooker hood over, space and plumbing for appliances, cupboard housing central heating boiler, space for table and chairs, double glazed windows to front and side elevation, tiled flooring with part tilling to walls and central heating radiator.

French doors to rear garden.

## Downstairs W.C

Low level w.c, pedestal wash hand basin, extractor, wood effect flooring, tiled splashback and a central heating radiator.

## First Floor Landing

Stairs to second floor accommodation, storage cupboard, doors leading to:

## Bedroom One

15' 4" max x 14' 8" max ( 4.67m max x 4.47m max )

Two fitted wardrobes, central heating radiator, double glazed windows to front and side elevation with door leading to en-suite.

## En-Suite

Shower cubicle, low level w.c, pedestal wash hand basin, heated towel rail, extractor and a double glazed obscure window to side elevation.





## Bedroom Four

10' 11" max x 13' 1" max ( 3.33m max x 3.99m max )

Fitted wardrobe, central heating radiator and double glazed windows to front and side elevation.

## Second Floor Accommodation

Doors leading to:

### Bedroom Two

13' 10" to fitted wardrobes x 14' 5" max ( 4.22m to fitted wardrobes x 4.39m max )

Loft access, two fitted wardrobes, double glazed window to front elevation and a central heating radiator.

### Bedroom Three

13' 11" to fitted wardrobes x 9' 7" ( 4.24m to fitted wardrobes x 2.92m )

A fitted wardrobe, double glazed window to front and side elevation, central heating radiator. Reduced head height to the front.

## Family Bathroom

Bath with shower over, low level w.c, heated towel rail, pedestal wash hand basin, extractor, wood effect flooring, double glazed obscure window to side elevation.

## Rear Garden

Patio area with an artificial grass lawn to the side with a plant boarder, timber shed, outdoor tap and electric sockets. Fence and brick enclosed with gated access to the rear for access to the garage and driveway.

## Garage

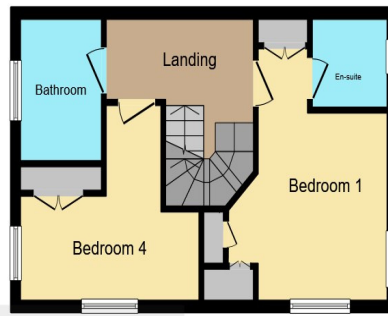
17' 10" x 8' 10" ( 5.44m x 2.69m )

Up and over door and electric sockets.

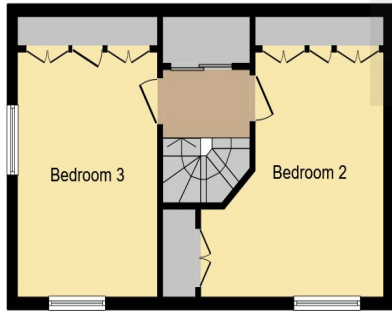




**Ground Floor**



**First Floor**



**Second Floor**

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To view this property please contact Connells on

**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315555 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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