

for sale

offers in the region of **£295,000**



Denby Way CRADLEY HEATH B64 5RF

A stunning three bedroom semi-detached family home situated in close proximity to local amenities. Benefiting from the remainder of the NHBC warranty, this delightful property briefly comprises: hallway, downstairs w.c, open plan kitchen, dining and living room, three bedrooms, en-suite to master, family bathroom, off road parking and rear garden. Viewing highly recommended

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Approach

Off road parking in front on the property and pathway leading to front door.

Entrance Hall

Wood effect flooring, central heating radiator and doors leading to:

Open Kitchen/Dining/Lounge

31' 8" max x 12' 9" max (9.65m max x 3.89m max)

A modern fitted kitchen, with a range of wall and base units providing ample storage and work surfaces over top, one and a half sink and drainer. Integrated fridge/freezer, dishwasher, oven, gas hob and cooker hood. Storage cupboard, two central heating radiator, two skylight, double glazed windows to front, side and rear elevation. French doors opening to rear garden.

Downstairs W.C

Low level w.c, heated towel rail, pedestal wash hand basin and a double glazed obscure window to front elevation.

First Floor Landing

Central heating radiator, doors leading to:

Bedroom Two

9' 5" x 12' 9" max (2.87m x 3.89m max)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

6' 3" x 9' 6" (1.91m x 2.90m)

Double glazed window to front elevation and a central heating radiator.

Bathroom

Bath with shower over, vanity wash hand basin, heated towel rail, low level w.c, part tiling to walls and a double glazed obscure window to side elevation.



Second Floor Master Bedroom

13' 2" x 18' 8" reduced head height (4.01m x 5.69m reduced head height)

Two skylights, loft access, two central heating radiators, wardrobe and door to ensuite.

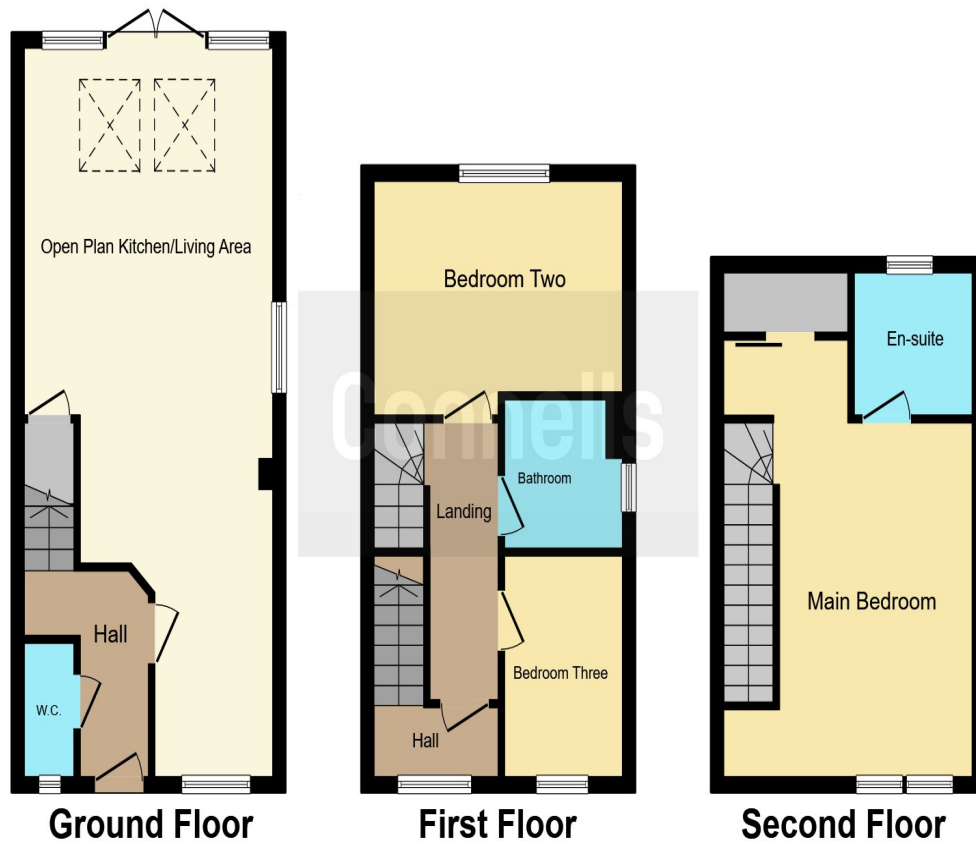
Ensuite

Shower cubicle, vanity wash hand basin, low level w.c, heated towel rail, skylight and tiled floor. Reduced head height

Rear Garden

Patio area leading to artificial grass lawn to the rear and timber shed to the right.





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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Property Ref: HSW315700 - 0005

Tenure: Freehold

EPC Rating: B

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