

for sale

£220,000



Briery Close Cradley Heath B64 7LQ

A fantastic opportunity to purchase a spacious three bedroom property in a sought after cul-de-sac location. With a low maintenance garden and modern kitchen, the property is ideal for first time buyers and families. Briefly comprising: Porch, hallway, lounge, dining room, kitchen, three bedrooms, bathroom, pleasant rear garden and off road parking to the front.

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Approach

Imprinted concrete driveway with door to entrance porch.

Entrance Porch

Tiled floor and door to entrance hall.

Entrance Hall

Tiled floor, a central heating radiator, storage cupboard, stairs up to first floor accommodation and a double glazed obscure window to front elevation.

Lounge

12' 10" x 12' 2" max (3.91m x 3.71m max)

Fireplace, coving to ceiling, a central heating radiator and a double glazed window to front elevation.

Dining Room

9' 10" max x 12' 2" max (3.00m max x 3.71m max)

Wood effect flooring, coving to ceiling, a central heating radiator and patio doors to rear garden.

Kitchen

8' 3" max x 9' 10" + door recess (2.51m max x 3.00m + door recess)

Tiled floor and part tiling to walls, Wall and base units with space and plumbing for appliances. One and a half sink and drainer, gas hob and cooker hood. Door to rear garden and a double glazed window to rear elevation.

First Floor Landing

Loft access, central heating radiator and doors leading to:

Bedroom One

9' 11" max x 16' 7" max (3.02m max x 5.05m max)

central heating radiator and two double glazed windows to rear elevation.

Bedroom Two

central heating radiator and a double glazed windows to front elevation.



Bedroom Three

central heating radiator, double glazed windows to front elevation and storage cupboard.

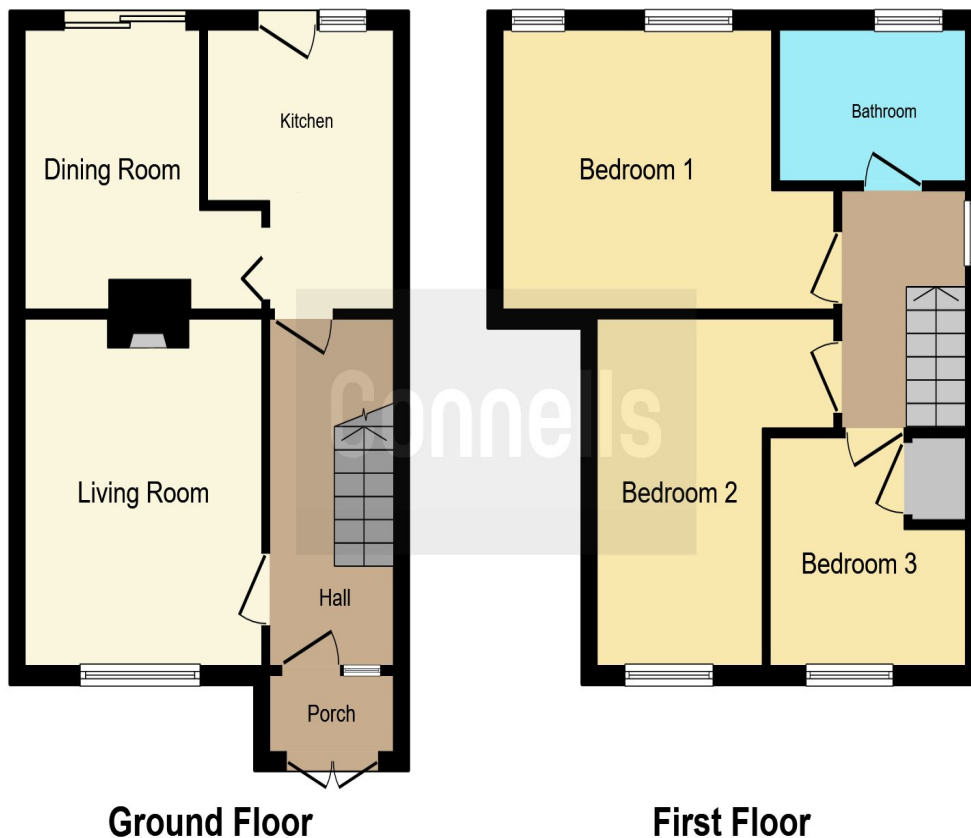
Family Bathroom

Tiled walls, L-shaped bath with shower over, low level w.c, vanity wash hand basin, heated towel rail and a double glazed obscure window to rear elevation.

Rear Garden

Patio to front with steps up to lawn with a pebble boarder to rear. A outdoor tap and fully fence enclosed. Shared gated side access to the rear garden.





Ground Floor

First Floor

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: HSW315771 - 0005

Tenure: Freehold

EPC Rating: C

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