

for sale

offers in the region of **£370,000**



## Denby Way Cradley Heath B64 5RF

A beautiful four bedroom detached family home situated in close proximity to local amenities. This delightful property briefly comprises: hallway, downstairs w.c, open plan kitchen, dining and living room, four bedrooms, en-suite to master, family bathroom, garage, off road parking and rear garden. Viewing highly recommended



# Denby Way Cradley Heath B64 5RF

## Approach

Tarmac driveway in front of garage with lawn to the left with a pathway leading to the front door.

## Entrance Hall

A central heating radiator and tiled floor.

## Downstairs W.C

Low level w.c, wash hand basin, central heating radiator and a double glazed window to front elevation.

## Lounge

15' 2" plus bay x 10' 1" ( 4.62m plus bay x 3.07m )

Central heating radiator and a double glazed bay window to front elevation.

## Kitchen

17' x 13' 4" ( 5.18m x 4.06m )

Wall and base units with work surfaces over. One and a half sink and drainer, integrated dishwasher, utility cupboard with plumbing for washing machine. Space for table and chairs, three double glazed roof windows, a double oven, central heating radiator, five ring gas hob and double glazed French doors to rear garden.

## First Floor Landing

Doors leading to:

## Bedroom Two

10' 6" x 9' ( 3.20m x 2.74m )

Central heating radiator and a double glazed window to rear elevation.

## Bedroom Three

8' 5" x 6' 4" ( 2.57m x 1.93m )

Central heating radiator and a double glazed window to rear elevation.



## Bedroom Four

10' 11" x 9' 1" ( 3.33m x 2.77m )

Central heating radiator and a double glazed window to front elevation.

## Bathroom

Bath with shower over, vanity wash hand basin, low level w.c,

## Second Floor Landing

Double glazed roof windows, storage cupboard and door to bedroom.

## Bedroom One

15' 1" max x 17' 8" max ( 4.60m max x 5.38m max )

Six double glazed roof skylights, loft access and reduced head height.

## Ensuite

Shower cubicle, low level w.c, heated towel rail, vanity wash hand basin and double glazed roof skylight.

## Rear Garden

A pleasant rear garden perfect for entertaining with patio area, lawns beyond, gate to rear access, outside tap, door to garage fencing to borders.

## Garage

Up and over door, power and lighting and a double glazed door to rear garden.

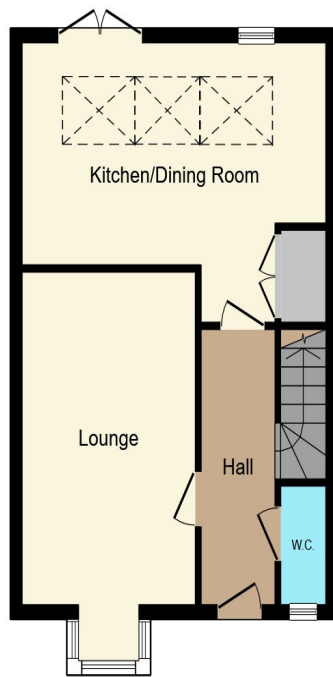
## Bedroom

10' 11" x 9' 1" ( 3.33m x 2.77m )

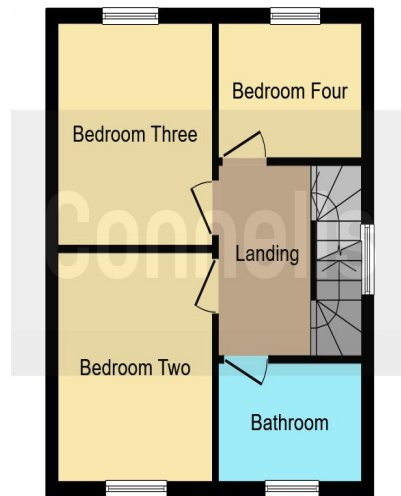
Central heating radiator and a double glazed window to front elevation.



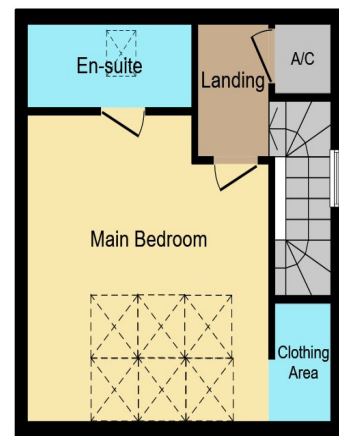




**Ground Floor**



**First Floor**



**Second Floor**

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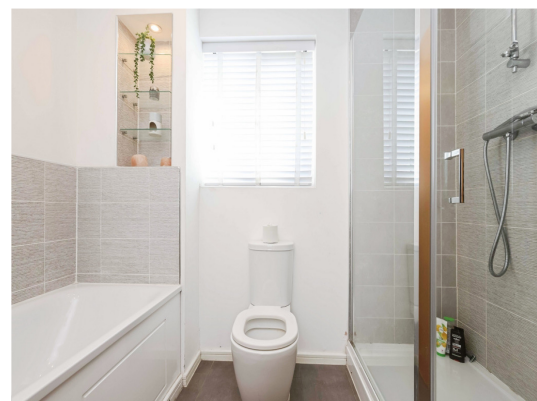
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315563 - 0003

**Tenure:** Freehold

**EPC Rating:** B

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