

for sale

offers in the region of **£160,000**



## Mossvale Close CRADLEY HEATH B64 6DP

Do not miss out on this good sized three bedroom family home in a convenient location and benefitting from garage to the rear. Contact Connells to arrange a viewing on 0121 550 6465



# Mossvale Close CRADLEY HEATH B64 6DP

## Approach

The property has a garage to the rear with gated access to the rear garden. The front of the properties is pedestrianised with pathway leading to the front door

## Porch

Door to hall

## Hallway

Door to understairs storage and door to lounge

## Lounge/Dining Room

20' 10" x 11' 10" ( 6.35m x 3.61m )

Double glazed window to front elevation, two central heating radiators, wood effect flooring and door to inner hall

## Inner Hall

Stairs to first floor accommodation, door to rear garden, door to kitchen and w.c

## Kitchen

8' 11" x 8' 10" ( 2.72m x 2.69m )

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated oven with gas hob over, space for fridge freezer, plumbing for washing machine, double glazed window to rear elevation

## W.C

Low level w.c

## First Floor Landing

Storage cupboard and doors leading to:

## Bedroom One

14' 8" x 9' 1" max ( 4.47m x 2.77m max )

Double glazed window to rear elevation, central heating radiator

## Bedroom Two

15' 11" x 8' 11" ( 4.85m x 2.72m )

Double glazed window to rear elevation, central heating radiator





## Bedroom Three

12' x 6' 1" ( 3.66m x 1.85m )

Double glazed window to rear elevation, central heating radiator

## Bathroom

Comprising: bath with mixer shower over, low level w.c, wash hand basin, tiling to walls, central heating radiator, double glazed obscured window to rear elevation

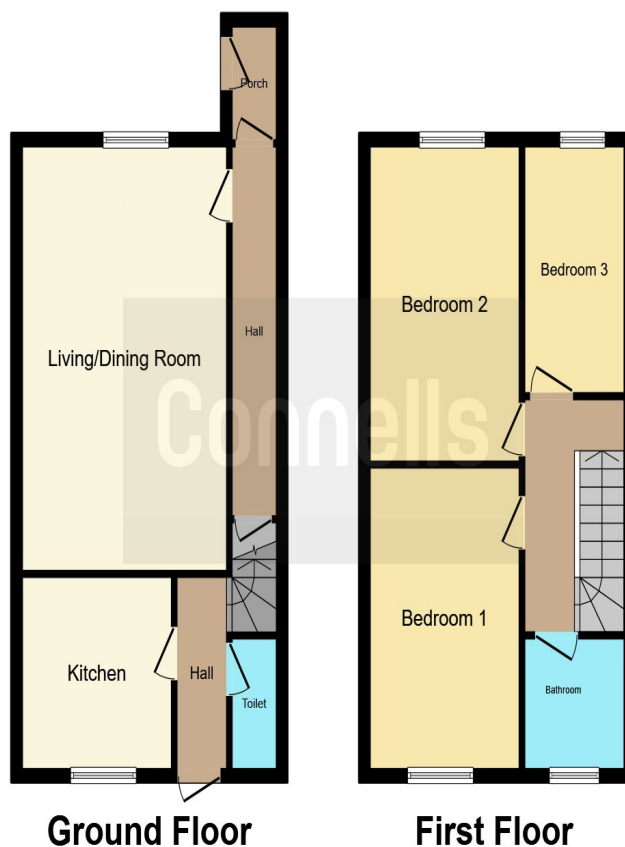
## Rear Garden

Pathway to the rear with lawns to the side, double gates to rear

## Garage

Double opening doors to garage





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: HSW315825 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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