

for sale

£235,000



## Station Road Cradley Heath B64 6PA

A deceptively spacious traditional family home in a convenient location close to Old Hill train station, shops and schools. A charming property retaining many original features, the property benefits from a pleasant rear garden with summerhouse and briefly comprises: lounge, dining room, hallway, kitchen, dry-lined cellar, three good sized bedrooms and first floor bathroom. Viewing is highly recommended to appreciate the accommodation on offer



# Station Road Cradley Heath B64 6PA

## Approach

The property has a walled fore garden with door opening to lounge and gate to shared rear access

## Lounge

13' 9" max x 12' 7" plus bay ( 4.19m max x 3.84m plus bay )

Double glazed bay window to front elevation, central heating radiator, gas fire with feature surround, coving to ceiling, wood effect flooring, picture rail

## Hallway

Stairs to first floor accommodation, central heating radiator, door to cellar and door to lounge

## Cellar

12' 6" x 11' 5" max ( 3.81m x 3.48m max )

Double glazed window to front, spot lights to ceiling, gas and electric meters, central heating radiator. Dry lined, tanked and carpeted

## Dining Room

13' 10" x 12' 10" max ( 4.22m x 3.91m max )

Double glazed window to rear elevation, open fire with feature

fireplace, coving to ceiling, central heating radiator, door to inner hall

## Inner Hall

Tiled flooring, door to kitchen and door to rear garden

## Kitchen

16' 2" x 9' 10" max ( 4.93m x 3.00m max )

Fitted with a range of wall and base units with work surfaces over, one and half sink and drainer, part tiling to walls, space for fridge freezer, space for cooker, plumbing for washing machine, coving to ceiling, tiled flooring, double glazed windows to rear and side elevation

## First Floor Landing

Access to loft space with pull down ladder and lighting, airing cupboard and doors leading to:

## Bedroom One

12' 9" x 10' 11" max ( 3.89m x 3.33m max )

Double glazed window to front elevation, central heating radiator





## Bedroom Two

12' 6" x 8' 7" max ( 3.81m x 2.62m max )

Double glazed window to rear elevation, wood effect flooring, central heating radiator

## Bedroom Three

12' 9" x 6' 6" ( 3.89m x 1.98m )

Double glazed window to front elevation, central heating radiator

## Bathroom

Comprising: panelled bath with mixer shower over, wash hand basin, low level w.c, central heating radiator, tiled flooring, spot lights to ceiling, tiling to walls and double glazed window to rear elevation

## Rear Garden

A pleasant rear garden perfect for entertaining with patio area, lawn beyond with pathway to rear and summerhouse with power and lighting, fencing and walls to borders, outside tap and gate to shared front access.





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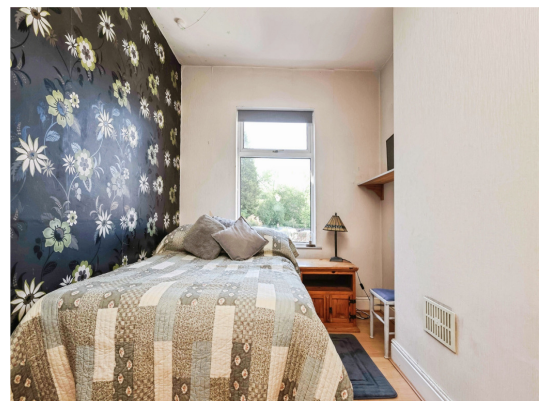
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315833 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: A

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