

for sale

offers in the region of **£195,000**



Unitt Drive CRADLEY HEATH B64 6DB

A fantastic home for first time buyers, this well-presented two bedroom property is conveniently located for shops and transport links. Briefly comprising: hallway, guest w.c, fitted kitchen, lounge/dining room, two bedrooms both with en-suite, decent sized loft which is mostly boarded, pleasant rear garden with rear access and allocated parking. Offered for sale with NO UPWARD CHAIN, viewing is highly recommended

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Approach

The property is approached via allocated parking with pathway to the front and door opens to hallway, EV charger installed to the front of the property

Hallway

Storage cupboard, archway to kitchen, wood effect flooring and doors leading to:

Guest Wc

Comprising wash hand basin, low level w.c, central heating radiator

Fitted Kitchen

10' x 6' 1" (3.05m x 1.85m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, part tiling to walls, integrated oven with gas hob and cooker hood over, plumbing for washing machine, space for fridge freezer, central heating boiler and double glazed window to front elevation

Lounge/Dining Room

Double glazed French doors to rear garden, feature electric fireplace, two central heating radiators, stairs to first floor accommodation and space for dining table and chairs

First Floor Landing

Access to loft space, central heating radiator and doors leading to:

Bedroom One

12' 7" x 8' 5" (3.84m x 2.57m)

Double glazed window to front elevation, central heating radiator and door to en-suite

Re-Fitted En-Suite

Comprising: bath with mixer taps and shower over, vanity wash hand basin, low level w.c, extractor fan, part tiling to walls, central heating radiator.



Bedroom Two

12' 5" max x 10' 3" to wardrobes (3.78m max x 3.12m to wardrobes)

Double glazed window to rear elevation, central heating radiator, built in wardrobes, storage cupboard housing water tank and door to en-suite

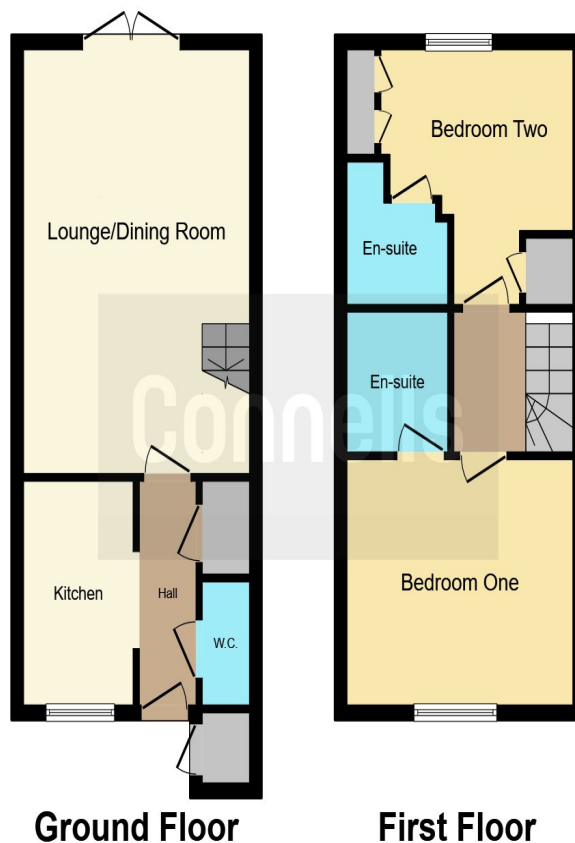
En-Suite

Comprising: shower cubicle, wash hand basin, low level w.c, part tiling to walls and extractor fan

Rear Garden

A pleasant rear garden perfect for entertaining with paved patio area, lawns beyond with fencing to borders and gate to the rear leading to the shared rear access.





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

To view this property please contact Connells on

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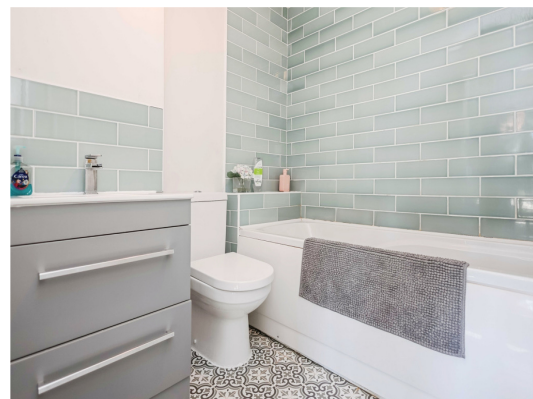
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315837 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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