

for sale

offers in the region of **£215,000**



Best Street Cradley Heath B64 5PA

A deceptively spacious and extended two bedroom property much improved by the current owner. Benefitting from a pretty garden to the rear and allocated parking to the front, the property briefly comprises: hallway, large lounge, utility with W.C, conservatory with fitted kitchen, two bedrooms, en-suite to master and re-fitted bathroom. Conveniently located, this property must be viewed to be appreciated

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Approach

The property has allocated parking to the front, gate to rear garden and steps to front door which opens to hallway

Hallway

Stairs to first floor accommodation, wood effect flooring, door to lounge

Lounge

20' 9" x 10' 1" max (6.32m x 3.07m max)

Double glazed window to front elevation, wood effect flooring, two central heating radiators, door to utility, archway to kitchen

Kitchen/Conservatory

10' 4" x 9' 3" (3.15m x 2.82m)

A stylish room with French doors opening to the rear garden, fitted with a range of wall and base units with work surfaces over, under floor heating, one and half bowl sink with glass top, integrated dishwasher, electric hob with remote control extractor over, space for fridge freezer, tiled flooring

Utility/W.C

6' 6" plus recess x 4' 3" (1.98m plus recess x 1.30m)

Plumbing for washing machine, space for appliances, low level w.c, central heating boiler, heated towel rail, tiling to floor

First Floor Landing

Double glazed obscured window to side elevation, doors leading to:

Bedroom One

10' 4" x 8' 6" max (3.15m x 2.59m max)

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

En-Suite Shower

Shower cubicle, central heating radiator, vanity unit with sink

Bedroom Two

10' 3" x 7' 2" (3.12m x 2.18m)

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



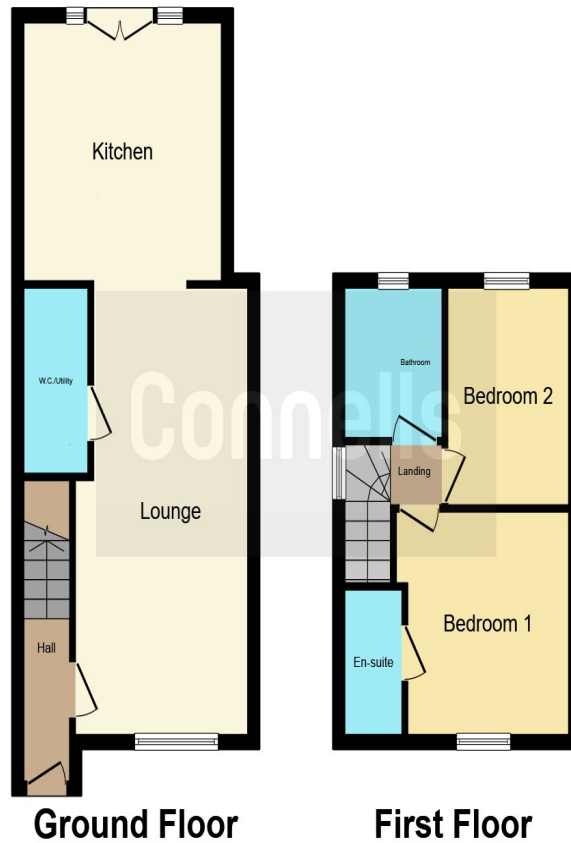
Bathroom

Comprising: bath with mixer shower over, part tiling to walls, vanity unit with wash hand basin, low level w.c, heated towel rail, wood effect flooring, double glazed obscured window to rear elevation

Rear Garden

A pleasant rear garden with patio area, lawns beyond, planted borders, feature pergola, outside tap, pathway to gated front access, fencing to borders





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: HSW315844 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

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