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for sale

offers in the region of **£365,000**

Sherbourne Road Cradley Heath B64 7PU

Occupying a large plot, this newly renovated three bedroom detached family home is conveniently located for transport links, shops and school catchments and is offered for sale with NO UPWARD CHAIN. Briefly comprising: hallway, spacious lounge/dining room, re-fitted kitchen, downstairs w.c, three bedrooms, family bathroom, very spacious rear garden, garage with driveway. Viewing is highly recommended to appreciate the accommodation on offer..

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Approach

The property occupies a large plot with a driveway leading to garage, steps leading to front door, opening to:

Hallway

Stairs to first floor accommodation, central heating radiator, wood effect flooring, spotlights, doors leading to:

Lounge/Dining Room

24' 4" plus bay x 11' 11" max (7.42m plus bay x 3.63m max)

New fitted carpet, fireplace, double glazed bay window to front elevation, double glazed patio doors leading to rear garden.

Re-Fitted Kitchen

9' 7" x 6' 11" (2.92m x 2.11m)

A re-fitted kitchen with a range of wall and base units with work surfaces over, induction hob with integrated oven, washing machine with plumbing, extractor fan, wood effect flooring, part tiling to walls, double glazed window to rear elevation, double glazed door to side elevation, leading to rear garden.

Downstairs W.C

Tiled floor, part tiling to walls, low level W.C.

Lister Comment - Reduced head height due to stairs.

Landing

Loft access, double glazed obscured window to side elevation, doors leading to:

Bedroom One

13' x 11' 1" (3.96m x 3.38m)

New fitted carpet, central heating radiator, two double glazed windows to front elevation.

Bedroom Two

10' 11" max x 10' 11" (3.33m max x 3.33m)

New fitted carpet, central heating radiator, double glazed window to rear elevation.

Bedroom Three

9' 11" max x 6' 11" (3.02m max x 2.11m)

Wood effect flooring, central heating radiator, double glazed window to front elevation.

Shower Room

Heated towel rail, low level W.C, shower cubicle, vanity wash hand basin with storage under and over, tiled walls, storage cupboard, double glazed obscured window to rear elevation.

Spacious Rear Garden

A generously sized rear garden, perfect for entertaining. There is a large patio area that stretches around both sides of the property, with a newly landscaped area beyond with gravel matting, fencing to borders, gated side access to front of the property,

Garage

15' 11" x 7' 11" (4.85m x 2.41m)

Garage space with up and over door.

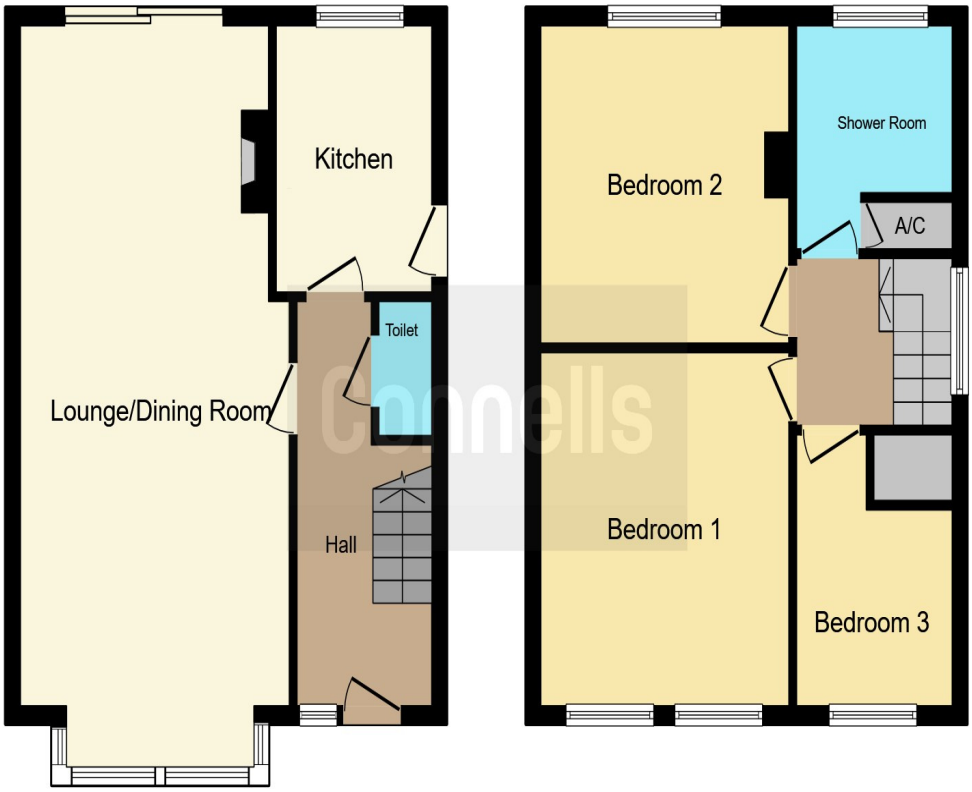
Listers Remarks

Ongoing landscaping in rear garden.

New carpets fitted throughout.

Chrome switches and sockets fitted.

Potential for large extension with appropriate planning permission.



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

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
HALESOWEN B63 4RG

Property Ref: HSW315860 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: D

view this property online connells.co.uk/Property/HSW315860

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