

for sale

offers in the region of **£200,000**



Mill Road CRADLEY HEATH B64 7NA

Perfect for first time buyers, this two bedroom semi-detached home is well-presented throughout and offered for sale with NO UPWARD CHAIN. Briefly comprising: hallway, lounge, dining room, fitted kitchen, utility, two bedrooms, family bathroom and pleasant rear garden. Conveniently situated for shops, schools and transport links and close to Corngreaves nature reserve and the beautiful Haden Hill park. Viewing highly recommended!

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Approach

The property has steps down to the property with garden to the front. Door leading to rear and front door opens to hallway

Hallway

Stairs to first floor accommodation, double glazed window to side elevation, central heating radiator, wood effect flooring, archway to kitchen

Kitchen

11' 9" max x 5' 10" (3.58m max x 1.78m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, door to pantry, integrated oven with electric hob and cooker hood over, door to vestibule, double glazed window to side elevation, archway to dining room

Dining Room

10' 11" max x 10' 5" (3.33m max x 3.17m)

Double glazed door opening to the rear garden, wood effect flooring, central heating radiator and archway to lounge

Lounge

10' 10" x 10' 1" max (3.30m x 3.07m max)

Double glazed window to front elevation, wood effect flooring

Rear Vestibule

Double glazed door to rear garden, door to front, central heating radiator, storage space and leading through to utility

Utility

6' 9" x 5' 5" (2.06m x 1.65m)

Plumbing for washing machine, space for American fridge freezer, space for appliances, double glazed window to side elevation

First Floor Landing

Double glazed window to side elevation, access to loft space and doors leading to:

Bedroom One

14' 6" max x 8' 9" max (4.42m max x 2.67m max)

Two double glazed windows to front elevation, central heating radiator, wood effect flooring, built in storage cupboard



Bedroom Two

10' 5" max x 10' 1" max (3.17m max x 3.07m max)

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

Family Bathroom

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

Rear Garden

A pleasant rear garden perfect for families and entertaining with patio area, lawns beyond, outside power point, garden tap, 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

To view this property please contact Connells on

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Property Ref: HSW315921 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/HSW315921



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