

for sale

offers in the region of

**£240,000**



## Beauty Bank Cradley Heath B64 7HY

A semi-detached three bedroom family home in a convenient and popular location. Offering spacious accommodation throughout with a conservatory to the rear, it's one you don't want to miss out on. This property is perfect for families looking to move to Cradley Heath. Briefly comprising: entrance hall, lounge, dining room, kitchen, downstairs W.C, conservatory, three bedrooms, bathroom, convenient converted garage outbuilding, pleasant rear garden, driveway.

# Beauty Bank Cradley Heath B64 7HY

## Approach

The property has a pebbled driveway and a slabbed frontage, with a low wall surround, gated side access leading to rear garden and front door.

## Entrance Hall

Wood effect flooring, central heating radiator, under stair storage, stairs up to first floor accommodation, doors leading to:

## Lounge

12' 2" x 10' 5" plus bay ( 3.71m x 3.17m plus bay )

Wood effect flooring, fireplace, two central heating radiators, double glazed bay window to front elevation.

## Dining Room

11' 10" x 11' 4" plus recess ( 3.61m x 3.45m plus recess )

Central heating radiator, log burner, wood effect flooring, double glazed window to side elevation, double glazed window to rear elevation, door leading to:

## Kitchen

15' 4" x 7' 2" max ( 4.67m x 2.18m max )

Fitted with a range of wall and base units with work surfaces over, range cooker with gas hob, cooker hood over, integrated dishwasher, one and a half sink and drainer, space for appliances, wood effect flooring, door to downstairs W.C, door to rear garden, sliding door to conservatory.

## Downstairs W.C

Tiled floor, low level W.C, wash hand basin, tiled walls, central heating radiator, double glazed obscured window to rear elevation.

## Conservatory

13' 1" x 5' 7" ( 3.99m x 1.70m )

Wood effect flooring, double glazed windows all around, French doors leading to rear garden.



## Landing

Wood effect flooring, doors leading to:

### Bedroom One

10' 4" x 9' 7" to front of wardrobe ( 3.15m x 2.92m to front of wardrobe )

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

### Bedroom Two

10' 10" x 9' 9" max ( 3.30m x 2.97m max )

Wood effect flooring, loft access, central heating radiator, double glazed window to side elevation, double glazed window to rear elevation.

### Bedroom Three

9' 6" x 7' 1" ( 2.90m x 2.16m )

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

## Bathroom

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



## Pleasant Rear Garden

A pleasant rear garden separated into two separate parts.

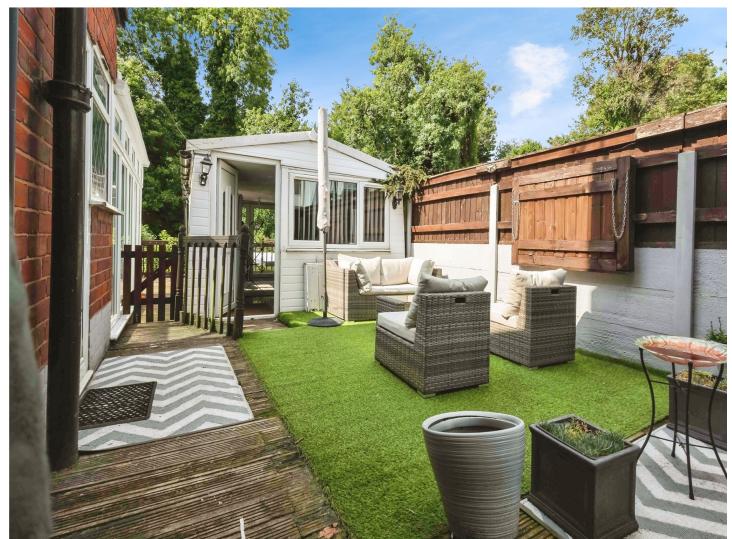
Side Garden - Decking area with artificial grass, gated access to front of property, fencing to borders, door leading to converted garage outbuilding, low gate leading to second part of garden.

Rear Garden - Decking area, steps down to pathway and lawn area, patio to front and rear of garden, greenhouse, planting borders, storage shed.

## Converted Garage Outbuilding

17' 8" x 9' 8" ( 5.38m x 2.95m )

A convenient, versatile converted garage outbuilding with tiled flooring, fitted with a range of base units and work surfaces over, sink and drainer, space and plumbing for appliances. Double glazed window to front elevation, double glazed window to side elevation, double glazed window to rear elevation, double glazed door to decking of rear garden.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315920 - 0013

Tenure:Freehold EPC Rating: E

Council Tax Band: B

**view this property online [connells.co.uk/Property/HSW315920](http://connells.co.uk/Property/HSW315920)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)