

for sale

offers in the region of **£205,000**



Petford Street CRADLEY HEATH B64 6DZ

A well-presented three bedroom family home ideal for First Time Buyers! Conveniently located, the property benefits from: porch, hallway, lounge, re-fitted breakfast kitchen, three bedrooms, family bathroom, pleasant rear garden and garage. Offered for sale with NO UPWARD CHAIN, viewing is highly recommended

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Approach

The property has a pathway leading to the front door with lawns to the side. The garage is situated to the left of the property with parking to the front. Double glazed door opens to porch

Porch

Further door opens to hallway

Hallway

Stairs to first floor accommodation, central heating radiator and door to lounge

Lounge

11' 5" x 14' 9" max (3.48m x 4.50m max)

Double glazed window to front elevation, coving to ceiling, wood effect flooring, central heating radiator and door to kitchen

Re-Fitted Breakfast Kitchen

14' 9" x 10' 2" max (4.50m x 3.10m max)

A stylish re-fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer with boiling water tap, integrated oven, electric hob with extractor over, space for American fridge freezer, space and plumbing for washing machine, double glazed window to rear elevation, Island with breakfast bar, under stairs storage cupboard, double glazed French doors opening to the rear garden

First Floor Landing

Access to loft space, airing cupboard and doors leading to:

Bedroom One

11' 11" plus wardrobes x 8' 1" (3.63m plus wardrobes x 2.46m)

Double glazed window to front elevation, central heating radiator, built in wardrobes

Bedroom Two

11' 3" x 7' 11" plus recess (3.43m x 2.41m plus recess)

Double glazed window to rear elevation, central heating radiator, part panelled walls



Bedroom Three

8' 6" plus recess x 6' 5" (2.59m plus recess x 1.96m)

Double glazed window to front elevation, central heating radiator

Bathroom

Comprising: bath with shower over, heated towel rail, wash hand basin, low level w.c, tiled walls and double glazed obscured window to rear elevation

Rear Garden

Patio area with artificial lawn beyond, gated access to the rear, timber shed, fencing to borders and outside tap

Garage

Situated to the left of the property, there is parking to the front and up and over door.

Land Registry

The property is currently awaiting new registry with HMLR, the application is pending, this can be expedited once the property is sold, the solicitors are chasing.





Ground Floor

First Floor

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: HSW316000 - 0009

Tenure: Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/HSW316000



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