

for sale

offers over **£250,000**



Station Road Cradley Heath B64 6PA

Do not miss out on this traditional three bedroom semi-detached property, beautifully presented with versatile accommodation throughout. The property benefits from two parking spaces accessed via permit. Contact Connells on 0121 550 6465 to arrange a viewing.

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Approach

The property is approached via gated access to the front, with side access to the property. There is a pebbled frontage with a path leading to the front door, opening to:

Reception Room

13' 10" into bay x 13' 10" max (4.22m into bay x 4.22m max)

Traditional open fire with fireplace, wood effect flooring, covings to ceiling with ceiling roses, central heating radiator, double glazed bay window to front elevation, door leading to:

Lounge

13' 10" x 12' plus door recess (4.22m x 3.66m plus door recess)

Wood effect flooring, door to cellarette, central heating radiator, gas fire, covings to ceiling with ceiling roses, door and archway leading to:

Dining Room/Conservatory

15' max x 8' 10" (4.57m max x 2.69m)

Wood effect flooring, space for dining table, central heating radiator, storage unit, space for fridge/freezer, door to side access, double glazed obscured window to side elevation, window to rear elevation, double glazed French doors opening to rear garden, door leading to:

Kitchen

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

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated dishwasher, space and plumbing for appliances, extractor, log burner, double glazed window to side elevation, door leading to:

Bathroom

A large family bathroom with tiled flooring, central heating radiator, pedestal wash hand basin, bathtub, shower cubicle, tiled walls, high level W.C.

Landing

Doors leading to:

Bedroom One

13' 11" max x 11' 11" max (4.24m max x 3.63m max)

Traditional fireplace with open fire, central heating radiator, fitted wardrobes, loft access, two double glazed windows to rear elevation. There is a separate low level W.C with a double glazed window to side elevation.



Bedroom Two

9' 6" x 11' 6" (2.90m x 3.51m)

Bedroom two is accessed via bedroom three making this an ideal arrangement for a dressing room or study. The room has a traditional fireplace with open fire, a central heating radiator and a double glazed window to the front elevation.

Bedroom Three

7' 2" x 6' 8" (2.18m x 2.03m)

Central heating radiator, double glazed window to front elevation, door to bedroom two

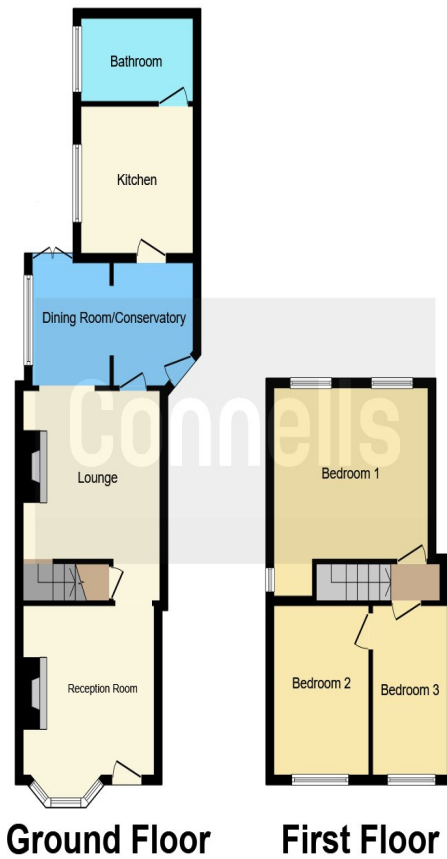
Pleasant Rear Garden

A pleasant rear garden with a slabbed path leading to the patio area, brick storage building, there is a walled area with railings with an opening to the artificial lawn area. There is also shared access through the neighbours garden to access to side street and two parking spaces accessed via permit.

Parking

There is an option to retain two parking spaces accessed via a parking permit, contact Connells to discuss the costs associated.





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

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

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316055 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/HSW316055



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