

for sale

offers over **£290,000**



Reddal Hill Road CRADLEY HEATH B64 5JE

A four bedroom semi-detached property with well-presented and flexible accommodation throughout, also benefiting from off road parking and a garage to the rear. The property is located in a popular Cradley Heath location close to transport links, shops and other local amenities. Briefly comprising, entrance hall, lounge/dining area, kitchen, shower room, downstairs bedroom, three upstairs bedrooms, family bathroom, pleasant rear garden, garage, driveway..

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Approach

The property is approached via a slabbed pathway with lawn to the side, pathway leading to the front door, opening to:

Entrance Hall

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

Lounge/Dining Area

11' 11" max x 26' 2" (3.63m max x 7.98m)

Wood effect flooring, two central heating radiators, space for dining table, double glazed window to front elevation, sliding door opening to:

Bedroom Four/Study

8' 9" x 11' 9" (2.67m x 3.58m)

Central heating radiator, spotlights to ceiling, double glazed window to rear elevation.

Kitchen

7' 9" x 22' 9" max (2.36m x 6.93m max)

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated microwave, integrated coffee machine, range cooker, cooker hood over, breakfast bar, space and plumbing for appliances, part tiling to walls, tiled flooring, skylight to ceiling, door leading to rear garden, door leading to:

Downstairs Shower Room

A convenient downstairs shower room with tiled flooring, tiled walls, low level W.C, shower cubicle, vanity wash hand basin, heated towel rail, extractor, double glazed obscured window to rear elevation.

Landing

Wood effect flooring, loft access, doors leading to:

Bedroom One

11' 3" x 14' (3.43m x 4.27m)

Central heating radiator, fitted wardrobes, double glazed window to rear elevation.



Bedroom Two

11' 2" x 12' (3.40m x 3.66m)

Central heating radiator, double glazed window to front elevation.

Bedroom Three

6' 8" x 7' 4" (2.03m x 2.24m)

Central heating radiator, double glazed window to front elevation.

Family Bathroom

Tiling to walls, tiled flooring, bathtub, shower cubicle, low level W.C, vanity wash hand basin, heated towel rail, spotlights to ceiling, double glazed obscured window to rear elevation.

Pleasant Rear Garden

A good sized, pleasant rear garden perfect for entertaining. There is a patio area, with lawn beyond, planting borders, pathway leading to gated rear access to off road parking and garage, fencing to borders.

Garage

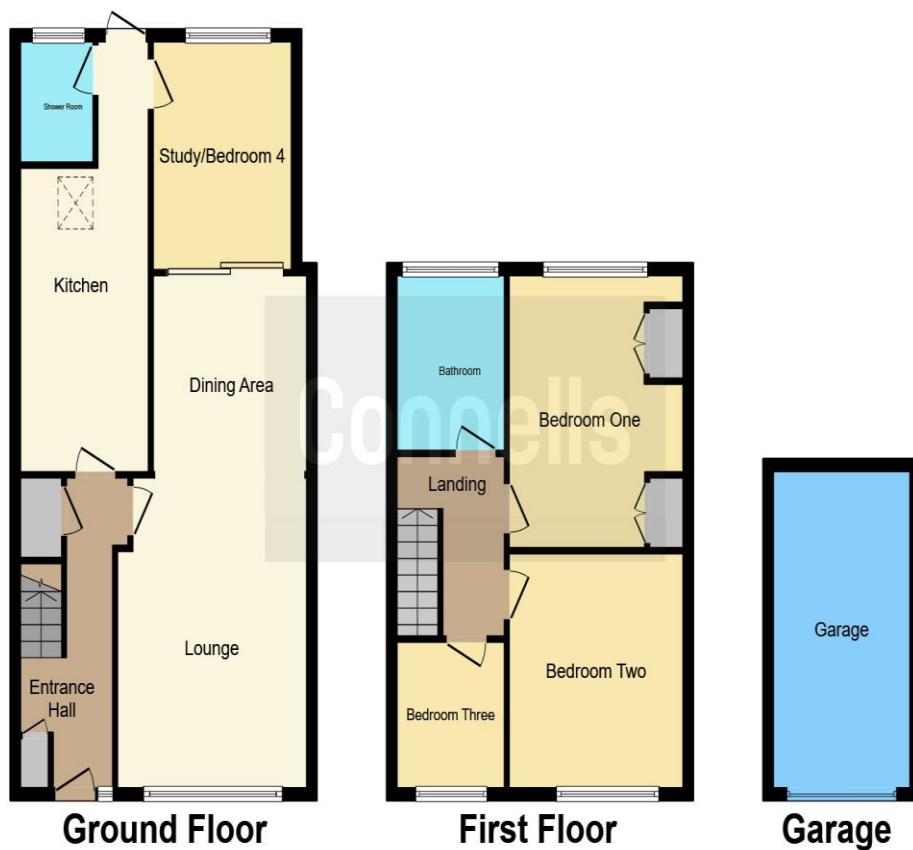
9' 1" x 17' 11" (2.77m x 5.46m)

Conveniently, there is a garage to the rear of the property with an up and over door.

Off Road Parking

There is convenient off road parking to the rear of the property in front of the garage.





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

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

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315764 - 0006

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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