

for sale

offers in the region of **£400,000**



## Manson Drive CRADLEY HEATH B64 6SD

A beautifully presented four bedroom family home in a picturesque location close to the canal, making it perfect for scenic walks. The property is in a prominent position that is not overlooked from the front or the rear. Benefiting from versatile accommodation throughout, this home is perfect for families looking to move to the Cradley Heath area. Briefly comprising: entrance hall, downstairs W.C, lounge, dining room, re-fitted kitchen, utility, four bedrooms, en-suite to master, family bathroom, integral garage, pleasant front and rear gardens. Viewing is highly recommended to appreciate the accommodation on offer.



# Manson Drive CRADLEY HEATH B64 6SD

## Approach

The property is in a prominent position, set slightly forward to neighbouring properties. There is a driveway with gated side access to the rear garden and a path leading to the front door with a storm porch over. The property has a pleasant front garden with a well-established hedge.

## Storm Porch

There is a convenient storm porch with the front door opening to:

## Entrance Hall

Wood flooring, stairs up to first floor accommodation, central heating radiator, double doors opening to lounge, door leading to kitchen and downstairs W.C.

## Downstairs W.C

A convenient downstairs W.C, fitted with a central heating radiator, low level W.C,

## Lounge

10' 8" x 18' 2" plus bay ( 3.25m x 5.54m plus bay )

Central heating radiator, double glazed bay window to front elevation, archway leading to:

## Dining Room

9' 2" x 11' 7" max ( 2.79m x 3.53m max )

Central heating radiator, double glazed French doors opening to rear garden, door leading to:

## Re-Fitted Kitchen

11' 7" max x 16' 6" ( 3.53m max x 5.03m )

A beautifully designed re-fitted kitchen with fitted breakfast bar, perfect for entertaining. Fitted with a range of wall and base units with work surfaces over, range cooker, splashback, cooker hood, one and a half sink and drainer, integrated microwave, integrated dishwasher, space for appliances, spotlights to ceiling, two central heating radiators, double glazed window to rear elevation, double glazed French doors opening to rear garden, door leading to:

## Utility Room

4' 11" x 8' 2" max ( 1.50m x 2.49m max )

Fitted with a range of units with work surfaces over, sink and drainer, central heating radiator, boiler, double glazed door to side access.





## Landing

Central heating radiator, loft access, double glazed window to side elevation, storage cupboard, doors leading to:

## Bedroom One

10' 6" max x 12' 1" ( 3.20m max x 3.68m )

Central heating radiator, fitted wardrobes and dressing table, double glazed window to front elevation, door leading to:

## Re-Fitted En-Suite To Master

A beautifully finished en-suite with tiled flooring, part tiling to walls, low level W.C, shower cubicle, vanity wash hand basin, heated towel rail, extractor fan, double glazed obscured window to side elevation.

## Bedroom Two

9' 4" plus recess x 10' 8" ( 2.84m plus recess x 3.25m )

Central heating radiator, double glazed window to rear elevation.

## Bedroom Three

7' 3" x 7' 11" ( 2.21m x 2.41m )

Central heating radiator, double glazed window to rear elevation.

## Bedroom Four

6' 9" x 8' 8" ( 2.06m x 2.64m )

Central heating radiator, double glazed window to front elevation.

## Family Bathroom

Tiled flooring, part tiling to walls, central heating radiator, bath with shower over, vanity wash hand basin.

## Garage

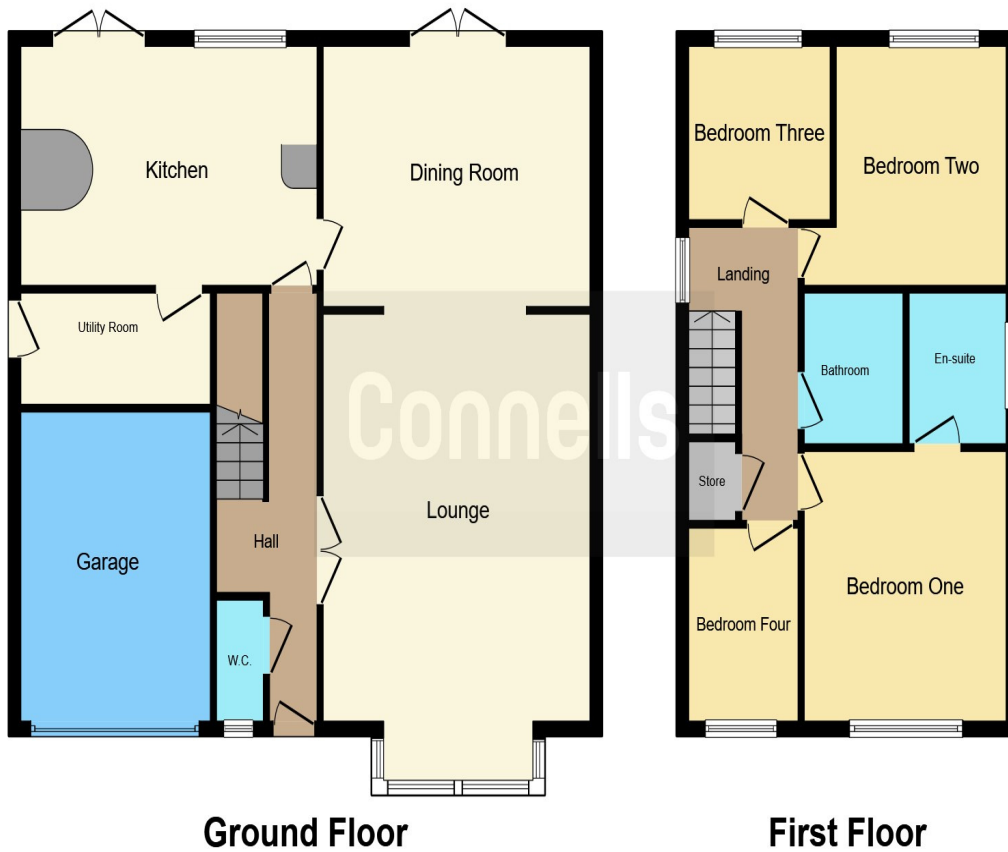
8' 2" max x 17' 6" ( 2.49m max x 5.33m )

An integral garage with an up and over door and storage to the roof

## Pleasant Rear Garden

A pleasant rear garden with an extended patio area, perfect for entertaining, step up to lawn with planting borders. There is gated side access to the front of the property and utility room, 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](http://www.focalagent.com)

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Tenure:Freehold EPC Rating: C

Council Tax Band: E

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