

for sale

offers in the region of **£270,000**



## Woodhouse Way Cradley Heath B64 5EL

A three bedroom detached family home in a popular cul-de-sac location close to shops, transport links and local amenities. The property offers spacious and versatile accommodation throughout and is perfect for families looking to move to the Cradley Heath area. Briefly comprising: entrance hall, lounge, dining area, kitchen, three bedrooms, family bathroom, pleasant rear garden, driveway, garage. Viewing is recommended to appreciate the accommodation on offer.



# Woodhouse Way Cradley Heath B64 5EL

## Approach

The property has a pleasant front garden with lawn and well established shrubs, there is a path leading to the front door and a spacious driveway leading to gated side access to the rear garden.

## Lounge

12' 1" max x 13' 6" max ( 3.68m max x 4.11m max )

With feature fireplace, gas fire, double glazed window to front elevation and opening leading to:

## Dining Area

6' 11" x 9' 10" ( 2.11m x 3.00m )

Central heating radiator and double glazed French doors to rear elevation, opening to rear garden.

## Kitchen

8' plus recess x 9' 10" ( 2.44m plus recess x 3.00m )

Fitted with a range of wall and base units with work surfaces over to incorporate one and a half bowl drainer sink unit, gas hob, extractor over, integrated oven, wall mounted boiler, space and plumbing for appliances, splash back tiling, storage cupboard, door to side elevation and double glazed window to rear elevation.

## Landing

Loft access, storage cupboard, central heating radiator, obscured double glazed window to side elevation and doors leading to:

## Bedroom One

9' 3" max x 13' 10" ( 2.82m max x 4.22m )

Central heating radiator and double glazed window to front elevation.

## Bedroom Two

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

## Bedroom Three

6' 7" x 6' 10" ( 2.01m x 2.08m )

Central heating radiator, fitted wardrobe, double glazed window to front elevation.

## Family Bathroom

Bath with shower over, pedestal wash hand basin, low level W.C, ceramic tiling and obscured double glazed window to front elevation.



## Pleasant Rear Garden

Pleasant rear garden with attractive and convenient patio area, lawn and pathway to the rear boundary of the property, door opening to:

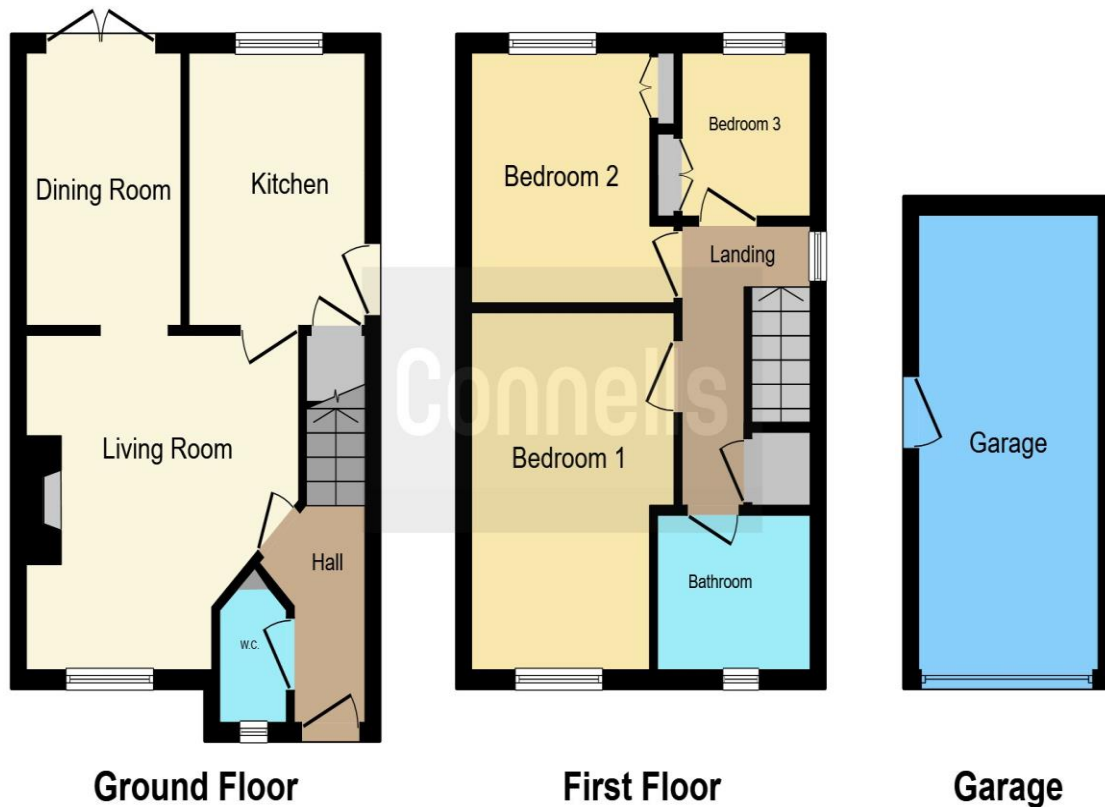
## Garage

9' 4" max x 17' 11" ( 2.84m max x 5.46m )

A convenient garage space with up and over front entrance door and door access into the 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)

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Property Ref: HSW316207 - 0006

Tenure: Freehold EPC Rating: C

Council Tax Band: D

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