

for sale

offers in the region of **£150,000**



Victoria Road CRADLEY HEATH B64 5NG

A fantastic opportunity to purchase this three bedroom family home in a popular and convenient location offered for sale with NO UPWARD CHAIN. Briefly comprising: hallway, lounge/dining room, kitchen, bathroom, three good sized bedrooms, pleasant rear garden and driveway to the front. Viewing recommended

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Approach

The property has a driveway to the front with front door opening to hallway

Hallway

Wood effect flooring, central heating radiator, stairs to first floor and doors leading to:

Lounge/Dining Room

14' 1" max x 13' 5" max (4.29m max x 4.09m max)

Double glazed window to rear elevation, central heating radiator, wood effect flooring, door to kitchen and door to inner hall

Inner Hall

Door to understairs storage cupboard, door to lean to which opens to the rear garden

Kitchen

8' 1" x 7' 5" (2.46m x 2.26m)

Fitted with wall and base units with work surfaces over, sink and drainer, space for fridge freezer, space for cooker, tiling to walls and double glazed window to front elevation

Bathroom

Comprising: bath with mixer shower over, wash hand basin, low level w.c, tiling to walls, central heating radiator, double glazed obscured window to front elevation

First Floor Landing

Double glazed window to rear elevation, loft access and doors leading to:

Bedroom One

12' 7" max x 11' 4" max (3.84m max x 3.45m max)

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

Bedroom Two

12' 7" x 8' 4" (3.84m x 2.54m)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

9' 6" x 6' 9" (2.90m x 2.06m)

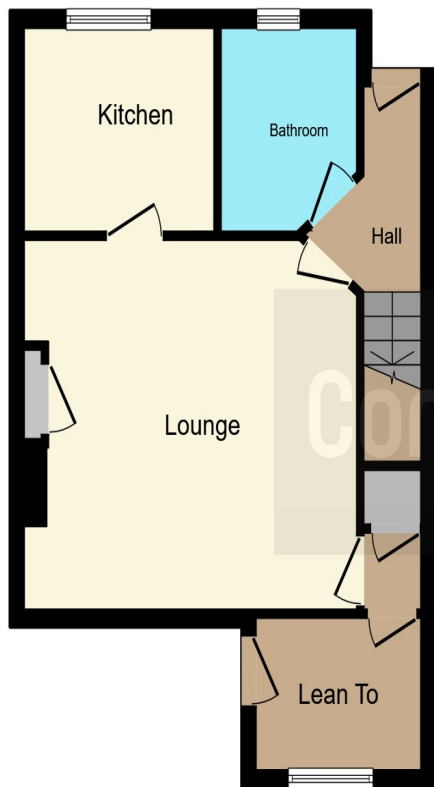
Double glazed window to front elevation, central heating boiler



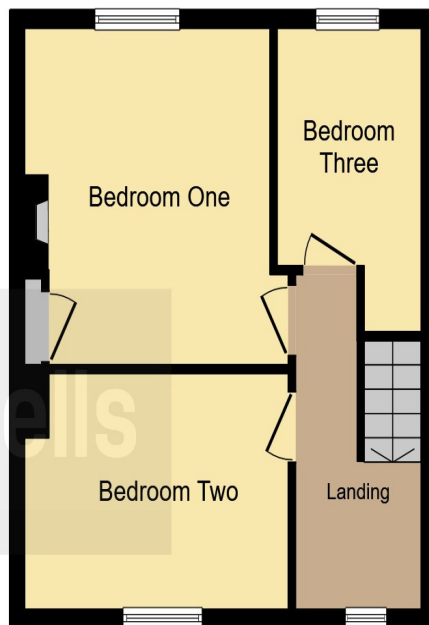
Rear Garden

A pleasant rear garden perfect for families and entertaining with patio area, lawns beyond with pathway to rear, further patio, fencing and walls to borders, gate to shared front access





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: HSW315758 - 0013

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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