

for sale

offers in the region of **£250,000**



Best Street CRADLEY HEATH B64 5PA

A three bedroom semi-detached property that has been thoughtfully improved throughout by the current owner. Benefiting from a pleasant rear garden, driveway to the front and versatile accommodation throughout, the property is offered with NO UPWARD CHAIN. Briefly comprising: porch, lounge, dining area, re-fitted kitchen, three bedrooms, re-fitted bathroom, garage, driveway, pleasant front and rear gardens. Conveniently located, this property must be viewed to be appreciated.

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Approach

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

Porch

Double glazed window to side elevation, further door opening to:

Lounge

10' 8" plus recess x 13' 8" (3.25m plus recess x 4.17m)

Fireplace, central heating radiator, large storage cupboard, stairs up to first floor accommodation, double glazed window to front elevation, double doors opening to:

Dining Area

8' 5" x 8' 9" (2.57m x 2.67m)

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

Re-Fitted Kitchen

8' 5" plus recess x 9' 4" (2.57m plus recess x 2.84m)

A re-fitted kitchen finished to a high standard, fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, extractor over, boiler, space and plumbing for appliances, central heating radiator, wood effect flooring, part tiling to walls, spotlights to ceiling, double glazed window to rear elevation, double glazed door opening to rear garden.

Landing

Loft access, storage cupboard, doors leading to:

Bedroom One

9' 9" x 12' 9" (2.97m x 3.89m)

Central heating radiator, double glazed window to front elevation.

Bedroom Two

9' 5" x 9' 10" (2.87m x 3.00m)

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

Bedroom Three

6' 11" x 8' 5" (2.11m x 2.57m)

Central heating radiator, double glazed window to front elevation.



Re-Fitted Bathroom

Bath with shower over, low level W.C, bath with shower over, heated towel rail, vanity wash hand basin, mirrored storage unit, double glazed obscured window to rear elevation.

Garage

7' 6" x 16' 6" (2.29m x 5.03m)

Up and over door.

Pleasant Rear Garden

A pleasant rear garden with patio area, lawn beyond, planting borders with well established shrubs, fence enclosed, outside tap, gated side access to front of property.

Listers Remarks

The property has had new carpets/flooring throughout and has been finished to a high standard with a re-fitted kitchen and bathroom.





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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Property Ref: HSW316249 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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