

for sale

offers in the region of **£350,000**



Hollies Rise Cradley Heath B64 7ET

A spacious three bedroom detached bungalow in a popular and convenient location close to local amenities and transport links. The property benefits from versatile accommodation throughout and is offered with NO UPWARD CHAIN. Contact Connells on 0121 550 6465 to arrange a viewing.

Hollies Rise Cradley Heath B64 7ET

Approach

The property has a large driveway to the front, with a low wall and established shrubbery, gated side access to rear garden, step up to storm porch and front door opening to:

Entrance Hall

A large entrance hall with storage cupboard, central heating radiator, loft access, doors leading to:

Lounge

13' 6" max x 16' (4.11m max x 4.88m)

Central heating radiator, electric fireplace, double glazed window to front elevation, archway opening to:

Dining Room

10' 2" x 12' 6" (3.10m x 3.81m)

Central heating radiator, space for dining table, two double glazed windows to rear elevation, double glazed door opening to rear garden, door to:

Kitchen

10' 8" x 14' 4" max (3.25m x 4.37m max)

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, gas hob, extractor over, integrated oven, breakfast bar, spotlights to ceiling, part tiling to walls, double glazed window to rear elevation, door to utility room, double glazed door opening to:

Conservatory

10' 5" max x 12' 6" max (3.17m max x 3.81m max)

A large conservatory with tiled flooring, central heating radiator, double glazed windows to side and rear elevations, double glazed French doors opening to rear garden.

Utility Room

6' 4" x 8' 8" (1.93m x 2.64m)

A convenient utility room with base units and work surfaces over, sink and drainer, space and plumbing for appliances, boiler, door to double garage.

Bedroom One

8' 8" to front of wardrobe x 12' 6" (2.64m to front of wardrobe x 3.81m)

Central heating radiator, fitted wardrobes, double glazed window to rear elevation, door to en-suite.



Re-Fitted En-Suite

Re-fitted en-suite with shower cubicle, low level W.C, vanity wash hand basin, heated towel rail, spotlights to ceiling, double glazed obscured window to side elevation.

Bedroom Two

10' 6" x 10' 6" (3.20m x 3.20m)

Central heating radiator, fitted wardrobes and dressing table, double glazed window to front elevation.

Bedroom Three

8' 6" max x 12' 5" (2.59m max x 3.78m)

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

Bathroom

Low level W.C, large bathtub, pedestal wash hand basin, extractor fan, central heating radiator, spotlights to ceiling, tiled walls.

Double Garage

14' 6" max x 16' 7" max (4.42m max x 5.05m max)

Up and over door, storage units, door to rear garden

Rear Garden

A good sized rear garden with lots of potential, patio area, steps up to further garden, gated side access to frontage, fence enclosed.





Total floor area 142.0 m² (1,528 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315270 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: E

view this property online connells.co.uk/Property/HSW315270



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk