

for sale

offers in the region of **£185,000**



## Codsall Road CRADLEY HEATH B64 7ED

A deceptively spacious three bedroom family home in a convenient location close to shops, schools and transport links. Briefly comprising: hallway, lounge/dining room, kitchen, bathroom, three good sized bedrooms, first floor w.c, large rear garden and off road parking to the front



# Codsall Road CRADLEY HEATH B64 7ED

## Approach

The property is approached via driveway to the front with gate to rear access, electric point and door opens to hallway

## Hallway

Stairs to first floor accommodation, door to lounge

## Lounge/Dining Room

15' 3" max x 15' 10" ( 4.65m max x 4.83m )

Double glazed bow window to front elevation, central heating radiator, coving to ceiling, central heating radiator

## Kitchen

11' 1" x 9' 6" max ( 3.38m x 2.90m max )

Fitted with a range of units with work surfaces over, sink and drainer, plumbing for washing machine, door to large under stairs storage cupboard, tiled flooring, cupboard housing central heating boiler, coving to ceiling, radiator point, double glazed window to rear elevation, door to inner hall

## Inner Hall

Door to side opening to the rear garden, door to bathroom

## Bathroom

Comprising: bath with mixer shower over, low level w.c, wash hand basin, spot lights to ceiling, central heating radiator, double glazed obscured window to rear elevation

## First Floor Landing

Access to loft space, central heating radiator and doors leading to:

## Bedroom One

15' 6" max x 11' 6" max ( 4.72m max x 3.51m max )

Double glazed window to front elevation, central heating radiator, coving to ceiling, door to storage area with double glazed window to front

## Bedroom Two

11' 3" x 9' 5" max ( 3.43m x 2.87m max )

Double glazed window to rear elevation, central heating radiator

## Bedroom Three

11' 3" max x 8' 6" ( 3.43m max x 2.59m )

Double glazed window to rear elevation, central heating radiator





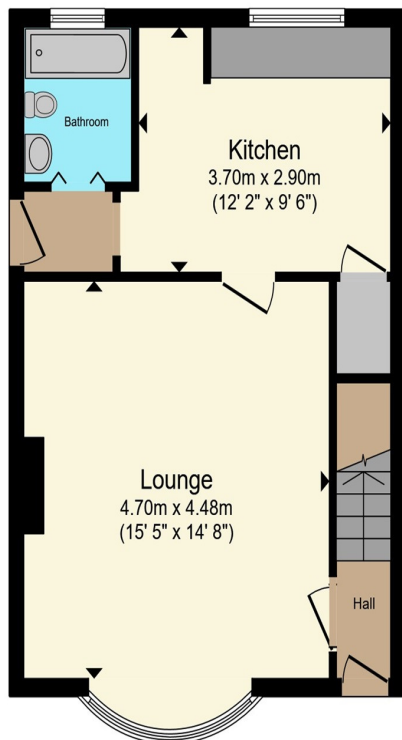
## First Floor W.C

Comprising: low level w.c, wash hand basin and extractor

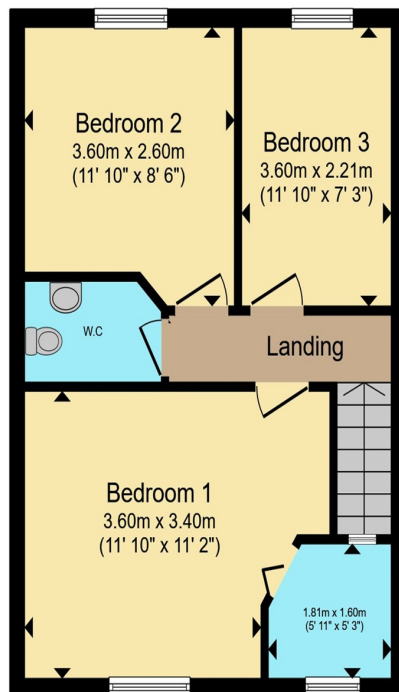
## Rear Garden

A good sized rear garden with patio and pathway leading to the rear, artificial lawn, decked area, steps to further garden with metal shed, fencing to borders, outside tap and electric point, gate to front access





**Ground Floor**



**First Floor**

Total floor area 84.0 m<sup>2</sup> (904 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](http://www.propertybox.io)

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Property Ref: HSW316272 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: A

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