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2 Bramble Close
Cradley Heath

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2 Bramble Close, Cradley Heath, B64 5QQ

Located on a corner plot is this surprisingly spacious 4 Bedroom detached family Home. The ground floor features a generous Living/Diner and an additional Large Study/Sitting Room. The first floor offers 3 good size Bedrooms (2 Double) and Master Bedroom with En-Suite. This property presents a fantastic chance not to be missed – early viewing is recommended!

Bramble Close leads off Gawne Lane and is well placed for amenities, local primary and secondary schools, public transport, Warren Hall Country Park and close to Dudley Canal.

With gas central heating, UPVC double glazing and comprising; Reception Hall, Guest Cloakroom, through Lounge/Diner, Large Study/Sitting Room, Kitchen, Utility Room, Landing, 4 Bedrooms, En-Suite, House Bathroom and spacious rear Garden.

OVERALL, THIS IS A SPACIOUS FAMILY HOME WITH NO UPWARD CHAIN! – INTERNAL INSPECTION ADVISED!

On the Ground Floor, there is a Reception Hall with a UPVC front door, Guest Cloakroom, stairs to first floor and doors leading off.

There is a generous through Lounge/Diner with bay window to front, sliding patio doors to rear Garden and electric fireplace with brick feature surround. There is a Study/Sitting Room to the front which could be used to suit your individual requirements.

The Kitchen is located to the rear having window to Garden. There is a range of wall and base cupboards, worktops with upstands, inset sink and drainer, space for appliances and built in oven, gas hob and extractor fan above. There is a door to the understairs storage and a door leading into the Utility Room. The Utility has base cupboards, worktops that incorporate an inset sink and drainer and door to rear Garden.

On the 1st floor the Landing has loft access and doors to;

The Master Bedroom is located at the front and benefits from dual aspect windows, fitted wardrobes and En-Suite Shower Room. The En-Suite is fitted with a white suite comprising; wc, pedestal sink, shower cubicle and half tiled walls.

There are 3 additional Bedrooms of which Bedroom 2 and 3 benefit from fitted wardrobes. The Family Bathroom is a contemporary white suite which comprises; wc, bath with shower over, pedestal sink, half tiled walls and an airing cupboard which houses the 'Worcester Bosch' boiler.

Externally, the rear Garden enjoys a private aspect, with an extensive patio which wraps around the side of the house and lawn. Furthermore there is an outside water tap, shed, access into Garage and side access.

There is a single Garage with an up and over door and parking to the front.





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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we sell **homes**.