

# Cottons

CHARTERED SURVEYORS

4 Gold Crest Close,, Dudley, DY2 9SS

**£210,000**



- Three Bedrooms
- UPVC Double Glazing
- Off Road Car Parking
- Gas Fired Central Heating
- Conservatory
- EPC Rating D

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
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A modern mid-terraced house set back behind a block paved fore court and providing presentable and well laid out accommodation benefitted from gas-fired central heating, UPVC double glazed windows, three bedrooms, conservatory and off road car parking. EPC - D Gold Crest Close comprises of a cul de sac which leads off Cradley Road (B4173) located approximately half a mile to the north of Cradley Heath and within two miles of the Merry Hill Shopping Centre.

**Property Tenure**  
Freehold

**Council Tax Band**  
B

### Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

## ACCOMMODATION

### Ground Floor

#### Entrance Hallway

**Lounge** 14' 2" x 12' 3" (4.31m x 3.73m)

Having Upvc double glazed window and central heating radiator

**Kitchen/Diner** 17' 0" x 10' 3" (5.19m x 3.13m)

Having Upvc double glazed window, central heating radiator, Range of matching wall and base units, single drainer sink unit, spotlights, plumbing for washing machine.

**Conservatory** 9' 8" x 8' 8" (2.95m x 2.65m)

tiled flooring, ceiling fan, Upvc double glazed windows and door and central heating radiator

### First Floor

#### Landing

Having doors off to

**Bedroom 1** 12' 0" x 7' 5" (3.65m x 2.27m)

Having Upvc double glazed window and central heating radiator

**Bedroom 2** 10' 11" x 10' 11" (3.33m x 3.34m)

Having Upvc double glazed window and central heating radiator

**Bedroom 3** 9' 3" x 8' 11" (2.82m x 2.71m)

Having Upvc double glazed window and central heating radiator

**Family Bathroom** 7' 9" x 5' 9" (2.37m x 1.76m)

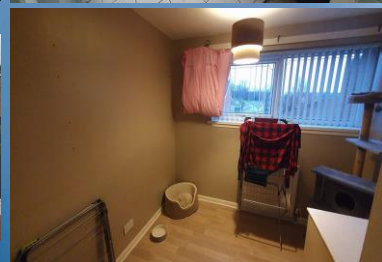
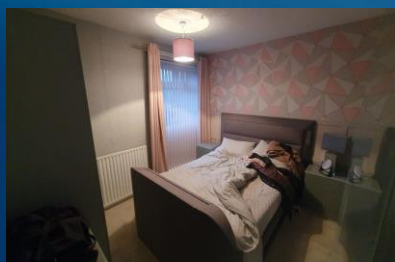
Having panel bath with electric shower over, wash basin and wc, Upvc double glazed window and central heating radiator

### Outside Front

Vehicular right of way to blocked paved Fore Court providing off road car parking

### Rear

Concrete paved yard/garden with store and vehicular gated access providing further off-road parking accessed by way of a rear service road



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