

# HUNTERS®

HERE TO GET *you* THERE



## Highgate Street

Cradley Heath, B64 5SE



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£225,000



## Front of The Property

To the front of the property beyond dwarf wall is a pathway leading to front door with outside light and decorative chipping stones.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing, storage cupboard, doors to various rooms, laminate floor and a central heating radiator.

## Kitchen

11'5" x 5'10" (3.5 x 1.8)

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, integrated oven with gas hob and extractor hood over, fridge freezer, plumbing for washing machine, housed central heating boiler, double glazed window to front and a central heating radiator.

## Lounge/ Diner

17'4" x 12'9" (5.3 x 3.9)

With a door leading from entrance hall, space for seating and dining, storage cupboard, laminate floor, double glazed french doors leading to rear and a central heating radiator.

## WC

With a door leading from entrance hall, WC, wash hand basin with tiled splashback, laminate floor, double glazed window to front and a central heating radiator.

## Landing

With stairs leading from entrance hall, further stairs to upper landing and doors to various rooms.

## Bedroom One

12'9" x 11'5" (3.9 x 3.5)

With a door leading from landing, double glazed window to rear and a central heating radiator.

## Bedroom Two

12'9" x 7'2" (3.9 x 2.2)

With a door leading from landing, two double glazed windows to front and a central heating radiator.

## Bathroom

With a door leading from landing, bath, WC, wash hand basin, part tiled walls, double glazed window to side and a central heating radiator.

### Bedroom Three

17'4" x 9'6" max (5.3 x 2.9 max)

With doors leading from upper landing and en suite, skylight window to front, double glazed window to rear and a central heating radiator.

### En Suite

With a door leading from bedroom, shower cubicle, WC, wash hand basin, part tiled walls, skylight window and a central heating radiator.

### Garage

16'4" x 7'10" (5 x 2.4)

With up and over door to front, further door to garden and useful storage space.

### Garden

With double glazed french doors leading from lounge diner, patio, lawn and door to garage.



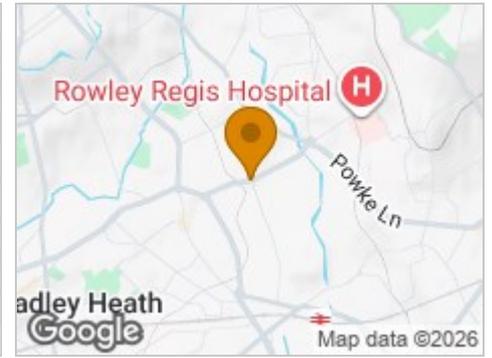
## Road Map



## Hybrid Map



## Terrain Map



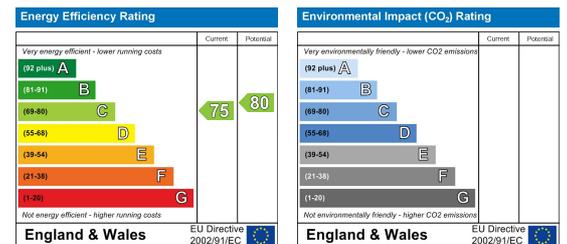
## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.