

Property details approval form

6 Mossvale Close, CRADLEY HEATH, West Midlands, B64 6DP

Date: 14 April 2026

Property Ref and Version: HSW316024 - 0005

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £160,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Three Good Sized Bedrooms
- > Lounge
- > Kitchen
- > Downstairs W.C
- > Family Bathroom
- > Rear Garden
- > Garage
- > Perfect For First Time Buyers

○ Short Description

Do not miss out on this good sized three bedroom family home in a convenient location and benefiting from garage to the rear. Contact Connells to arrange a viewing on 0121 550 6465.

○ Long Description

A deceptively spacious three bedroom family home in a convenient location. Briefly comprising: porch, lounge/dining room, kitchen, downstairs w.c, inner hall, three good sized bedrooms, bathroom, rear garden and garage to the rear. Close to Old Hill train station with shops and schools nearby, this property must be viewed to be appreciated.

○ Directions

○ Agents Note

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○ Room Description

Approach

The property has a garage to the rear with gated access to the rear garden. The front of the property is pedestrianised with pathway leading to front door.

Porch

Door leading to:

Entrance Hall

Wood effect flooring, storage cupboard, door to:

Lounge

11' 11" x 20' 10" (3.63m x 6.35m)

Two central heating radiators, spotlights to ceiling, space for dining table, double glazed window to front elevation, door to:

Inner Hall

Stairs up to first floor accommodation, central heating radiator, door opening to rear garden, doors leading to:

Kitchen

8' 9" x 8' 10" (2.67m x 2.69m)

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, has hob, cooker hood over, integrated oven, part tiling to walls, central heating radiator, spotlights to ceiling, part tiling to walls, double glazed window to rear elevation.

Downstairs W.C

Low level W.C, wash hand basin

Landing

Storage cupboard, doors leading to:

Bedroom One

8' 11" x 15' 3" (2.72m x 4.65m)

Central heating radiator, double glazed window to front elevation.

Bedroom Two

9' max x 14' 5" max (2.74m max x 4.39m max)

Central heating radiator, double glazed window to rear elevation.

Bedroom Three

6' 1" x 11' 9" (1.85m x 3.58m)

Central heating radiator, double glazed window to front elevation.

Family Bathroom

Tiled flooring, tiled walls, low level W.C, wash hand basin, central heating radiator, bath with shower over, double glazed obscured window to rear elevation.

Rear Garden

Patio area, lawn beyond, planting borders, gated access to rear, gated access to side, fencing to borders, door to garage.

Garage

A convenient garage space that can be access from the rear.

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○ Property Images



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○ Property Images

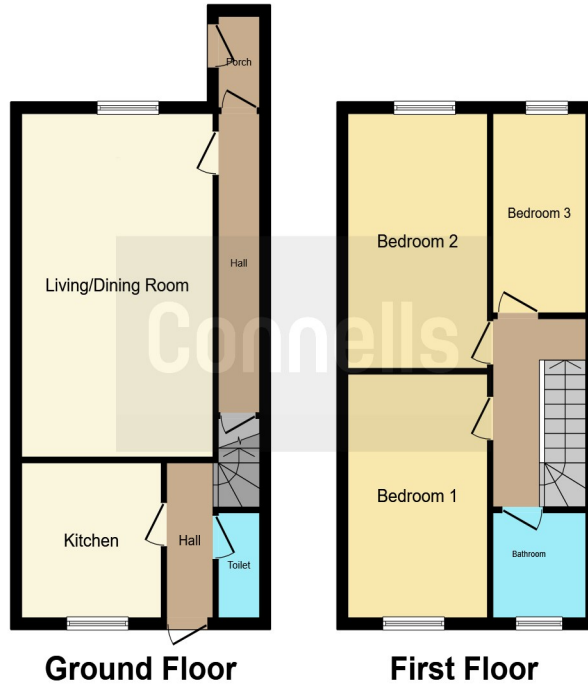
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○ Floor Plan



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.focalagent.com

○ Approval

Signature

Date

	Signature	Date
Harrison Plant		
Mr A. Yousif		