Connells

connells.co.uk

for sale

offers over **£200,000**



Greenfield Avenue Cradley Heath B64 5AX

A three bedroom semi-detached family home in a convenient location close to Cradley Heath train station and local amenities. Briefly comprising: hallway, lounge, breakfast kitchen, downstairs w.c, three good sized bedrooms, re-fitted bathroom and gardens to front and rear. A short distance away from Mary MacArthur gardens and black brook leading to Saltwells Nature reserve, this property must be viewed early to avoid disappointment.

Greenfield Avenue Cradley Heath B64 5AX

Approach

The property has a pathway leading to gate, fenced fore garden and front door opens to hallway

Hallway

Stairs to first floor accommodation, central heating radiator, door to lounge

Lounge

Double glazed window to front elevation, central heating radiator, coving to ceiling, wood effect flooring and door to kitchen

Breakfast Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, space for appliances, plumbing for dishwasher, space for cooker, good sized pantry with shelving, part tiling, double glazed window to rear elevation, double glazed window to side elevation, central heating radiator, door to inner hall, space for breakfast table and chairs

Inner Hall

Door to rear garden and door to downstairs w.c

Downstairs W.C

Low level w.c, wash hand basin and heated towel rail

Landing

Double glazed windows to side elevation, access to fully boarded loft providing useful storage, airing cupboard housing central heating boiler, doors lead to:

Bedroom One

Double glazed window to rear elevation, central heating radiator

Bedroom Two

Double glazed window to front elevation, central heating radiator



Bedroom Three

Double glazed window to rear elevation, central heating radiator

Re-Fitted Bathroom

Comprising: Bath with shower over, vanity wash hand basin, low level w.c, heated towel rail and double glazed obscured window to front elevation

Rear Garden

Paved pathway and lawns beyond, fencing to borders, outside tap and gate to front access

AML

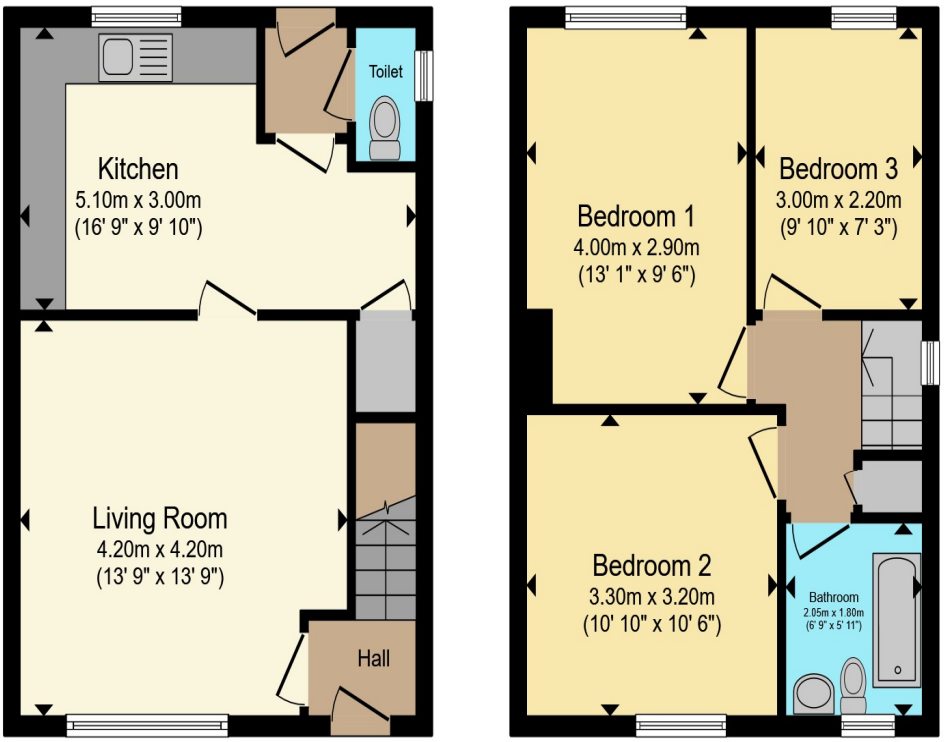
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead











Ground Floor **First Floor**

Total floor area 75.9 m² (817 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





To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
HALESOWEN B63 4RG

Property Ref: HSW315391 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online
connells.co.uk/Property/HSW315391

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk