

for sale

offers in the region of **£290,000**



## Compton Road Cradley Heath B64 5BB

A deceptively spacious traditional property brimming with original features. Currently split for use as a main residence with 'granny annexe', this lovely home offers plentiful and varied accommodation perfect for growing families. Comprising: hallway, lounge, w.c/utility, breakfast kitchen, inner lobby, annexe living room, annexe bedroom/sitting room, annexe kitchen and bathroom, three further bedrooms to the first floor one with en-suite w.c, family bathroom, loft room and rear garden with workshop.

# Compton Road Cradley Heath B64 5BB

## Approach

The property is approached via pathway with walled fore garden to side, gate to rear access and door leading to hallway

## Entrance Hall

Having stairs to first floor accommodation, central heating radiator, coving to ceiling, tiled floor, door to lounge and kitchen and door to w.c/utility

## Lounge

Bay window to front elevation, central heating radiator, ornate coving to ceiling, picture rails, feature open fireplace with wood surround and brick hearth, part wood panelling to walls, wood effect flooring

## Utility/Wc

Having wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, tiled flooring and low level w.c.

## Fitted Breakfast Kitchen

Fitted with a range of wall and base units with wooden work surfaces over, Belfast sink with ceramic drainer, range cooker with cooker hood over, two built in fridge and freezers, two central heating radiators with covers, ornate coving to ceiling, original cast iron stove feature, ceiling rose and light, tiled flooring, space for table and chairs, window to side and rear elevation and door to inner lobby

## Inner Lobby

Door to pantry, door to rear garden and door to annexe living room

## Annexe Living Room

Electric fire with feature surround, window to side elevation. central heating radiator, stairs to first floor bedroom and door to sitting room/bedroom four

## Annexe Sitting Room/Bedroom

Patio doors to side elevation, central heating radiator, electric fire and door to kitchen



## Annexe Kitchen

Fitted with wall and base units with work surfaces over, one and half bowl sink and drainer, central heating boiler, plumbing for washing machine, double glazed windows to rear and side elevation, central heating radiator , central heating boiler and door to bathroom

## Annexe Bathroom

Comprising bath with shower over, pedestal wash hand basin, low level w.c, central heating radiator and double glazed window to rear elevation

## First Floor Landing

Having window to side elevation, central heating radiator stairs to second floor and doors leading to:

## Master Bedroom

Having window to side elevation, cast iron open fireplace, picture rails and coving to ceiling. Door to second landing



## Bedroom Two

Window to front elevation, picture rails and coving to ceiling

## Family Bathroom

Comprising corner shower cubicle, roll top bath with telephone style shower attachment, vanity wash hand basin with storage cupboards, window to front elevation, wood panelling to walls, w.c, and heated towel rail

## First Floor Annexe Bedroom

Central heating radiator, window to side elevation, stairs leading to the lower floor, door to en-suite w.c

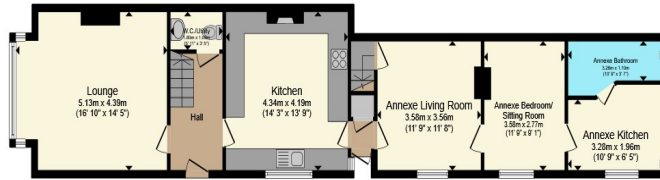
## En-Suite W.C

Having low level w.c, pedestal wash hand basin and part wood panelling

## Loft Room

Double glazed roof window to front elevation, central heating radiator. Please note the head height is reduced in some areas

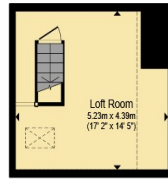




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 176.5 m<sup>2</sup> (1,900 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](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316166 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: A

**view this property online [connells.co.uk/Property/HSW316166](http://connells.co.uk/Property/HSW316166)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)