Connells

connells.co.uk

for sale

offers in the region of **£230,000**



# Highland Road Cradley Heath B64 5NE

Benefitting from a large garden with a sunny aspect, this delightful three bedroom family home is situated in this popular and well-respected location with transport links to Halesowen and Birmingham close by. A well-appointed traditional home perfect for families with sought after schools and shops nearby. Briefly comprising: hallway, downstairs w.c, open plan living space, fitted kitchen, three bedrooms, family bathroom and driveway. The property includes a recently fitted combination boiler and kitchen appliances. Offered for sale with NO UPWARD CHAIN, viewing highly recommended.

# Highland Road Cradley Heath B64 5NE

## Approach

The property has a walled fore-garden, paved driveway to front with gate to garden access, storm porch with front door opening to hallway

## Hallway

Stairs to first floor accommodation.  door leading to:

## Downstairs W.C

Double glazing window to side of property, carpet flooring, central heating radiator

## Open Plan Living Space

## Lounge/Dining Room

23' 5" into bay x 11' 6" max ( 7.14m into bay x 3.51m max )

Double glazed bay window to front elevation, central heating radiator, log burner, carpet flooring, double glazing french doors to rear elevation

## Kitchen

8' 7" x 7' 10" ( 2.62m x 2.39m )

Fitted with a range of wall and base units with work surfaces over, double glazed window to rear elevation. plumbing for washing machine, sink and drainer, space for appliances, integrated oven with hob and extractor over, part tiling to walls

## Landing

Double glazed window to side elevation, access to loft space and doors leading to:

## Bedroom One

11' 6" plus bay x 11' 6" max ( 3.51m plus bay x 3.51m max )

Central heating radiator, double glazed bay window to front elevation

## Bedroom Two

11' 6" x 11'  ( 3.51m x 3.35m )

Central heating radiator, double glazed window to rear elevation

## Bedroom Three

7'  x 6'  ( 2.13m x 1.83m )

Central heating radiator, double glazed window to front elevation



## Bathroom

Comprising: low level w.c, hand wash basin, bath with shower over, heated towel radiator, fully tiled, storage cupboard, double glazed obscured window to rear elevation

## Rear Garden

A pleasant rear garden perfect for families and entertaining with decked patio and lawns beyond, timber shed, gate to front and fencing to borders.

## Aml

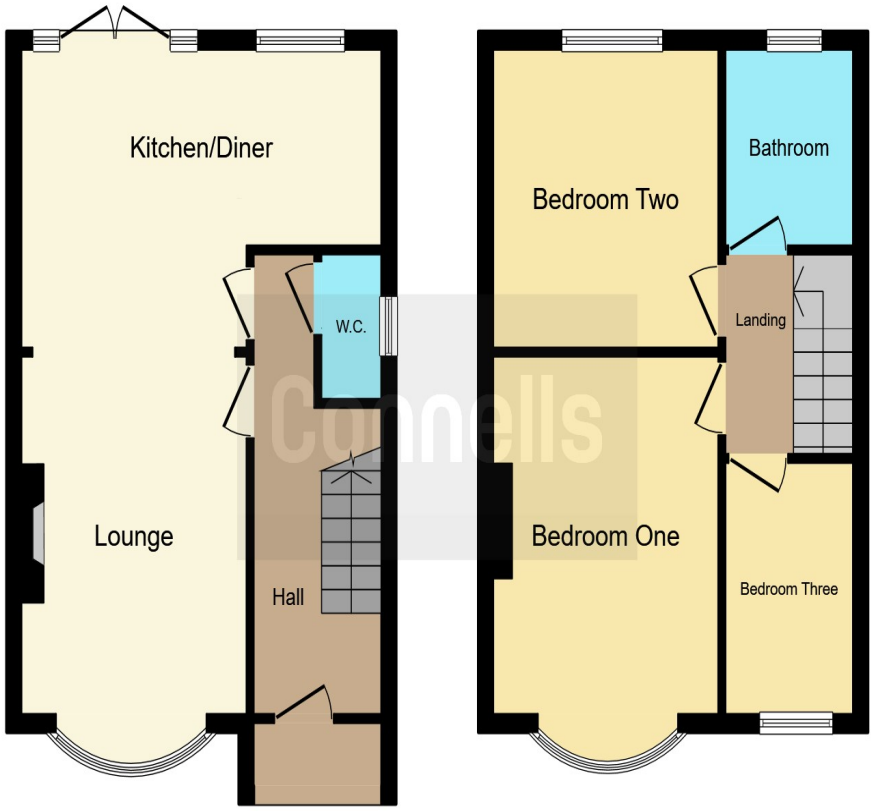
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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: HSW316758 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: C

**view this property online**
**connells.co.uk/Property/HSW316758**

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