

for sale

offers in the region of **£245,000**



## Chester Road CRADLEY HEATH B64 6AA

Ideally located within close proximity to Cradley Heath train station, this stunning three-bedroom home offers stylish, modern living throughout and is perfectly suited for commuters and families alike. Immaculately presented and benefiting from the remainder of the NHBC warranty. Briefly comprising: entrance hall, downstairs W.C, breakfast kitchen, lounge, three bedrooms, en-suite to master, family bathroom, pleasant rear garden and large driveway. Viewing is highly recommended to appreciate the accommodation on offer.

# Chester Road CRADLEY HEATH B64 6AA

## Approach

The property has a large driveway to the front with space for 2/3 cars, there is an EV charger and gated access to the rear garden, storm porch and front door opening to:

## Entrance Hall

Wood effect flooring, central heating radiator, stairs up to first floor accommodation, doors to:

## Downstairs W.C

Wood effect flooring, low level W.C, vanity wash hand basin, splashback, extractor, double glazed obscured window to front elevation.

## Breakfast Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, electric hob, cooker hood over, splashback, integrated dish washer, integrated washing machine, integrated fridge/freezer, central heating radiator, space for breakfast table, spotlights to ceiling, door to rear garden, double glazed window to front elevation.

## Lounge

Wood effect flooring, central heating radiator, double glazed French doors opening to rear garden.

## Landing

Doors to:

## Bedroom One

Central heating radiator, storage cupboard, double glazed window to front elevation, door to en-suite.

## En-Suite

Low level W.C, shower cubicle, vanity wash hand basin, splashback, extractor, part tiled walls, wood effect flooring, double glazed obscured window to front elevation.

## Bedroom Two

Central heating radiator, loft hatch, double glazed window to rear elevation.



## Bedroom Three

Central heating radiator, storage cupboard, double glazed window to rear elevation.

## Family Bathroom

Bath with shower over, low level W.C, vanity wash hand basin, part tiled walls, wood effect flooring, heated towel rail, spotlights to ceiling, double glazed obscured window to side elevation.

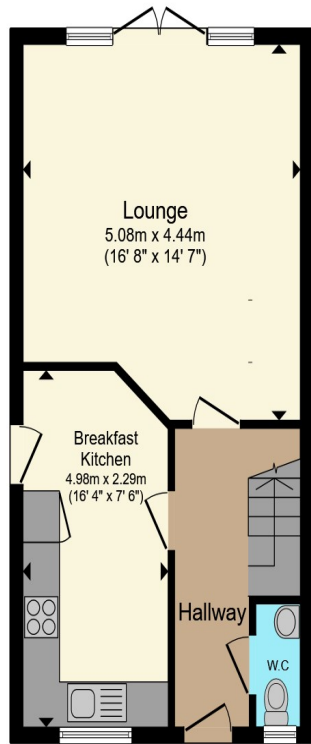
## Pleasant Rear Garden

A pleasant, fence enclosed rear garden perfect for entertaining with patio area, lawn beyond with step up to large decking area with pergola and seating area, there is a further to the side with wood shed and gated access to the front of the property.

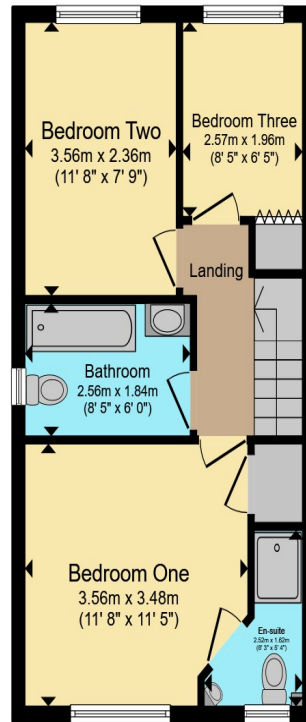
## Warranty

The property benefits from the remainder of the NHBC warranty, contact the agent to find out further details.





**Ground Floor**



**First Floor**

Total floor area 82.6 m<sup>2</sup> (889 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



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

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316665 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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