

for sale

offers in the region of **£240,000**



## Elbow Street CRADLEY HEATH B64 6JP

A three bedroom town house in a popular and convenient location close to transport links, shops and another local amenities. Benefiting from off-road parking, a garage and versatile accommodation throughout this property is perfect for growing families. Offered with NO UPWARD CHAIN. Briefly comprising: entrance hall, downstairs W.C, kitchen, lounge/dining room, three double bedrooms, en-suite and dressing room to master, family bathroom, garage-en-bloc, rear garden, off-road parking to the rear. Viewing is highly recommended.



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## Approach

The property has decorative railings to the front, with a pebbled fore garden and door opening to entrance hall. There is gated side access to the side with access to off-road parking and garage.

## Entrance Hall

Central heating radiator, stairs up to first floor accommodation, storage cupboard, doors leading to:

## Downstairs W.C

Low level W.C, vanity wash hand basin, tiled splashback, central heating radiator, double glazed obscured window to front elevation.

## Kitchen

6' 3" x 12' 10" max ( 1.91m x 3.91m max )

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, gas hob, extractor over, space for appliances, part tiled walls, central heating radiator, double glazed window to front elevation.

## Lounge/Dining Room

12' 10" x 16' 5" max ( 3.91m x 5.00m max )

Central heating radiator, log burner, two double glazed windows to rear elevation, double glazed French doors opening to rear garden.

## First Floor Landing

Central heating radiator, stairs to second floor accommodation, doors leading to:

## Bedroom Two

11' 10" max x 12' 10" max ( 3.61m max x 3.91m max )

Central heating radiator, double glazed window to rear elevation.

## Bedroom Three

12' 10" x 11' 2" max ( 3.91m x 3.40m max )

Central heating radiator, two double glazed windows to front elevation.



## Family Bathroom

Low level W.C, vanity wash hand basin, central heating radiator, bath with shower over, extractor, part tiled walls.

## Second Floor Landing

Door leading to master bedroom,

## Master Bedroom

13' 5" plus recess x 12' 10" max ( 4.09m plus recess x 3.91m max )

Storage cupboard, double glazed window to front elevation, loft access, two central heating radiators, archway to dressing room.

## Dressing Room

6' 3" x 10' 2" ( 1.91m x 3.10m )

Double glazed skylight to rear elevation, central heating radiator, door to en suite.

## En Suite

Tiled flooring, low level W.C, vanity wash hand basin, part tiled walls, central heating radiator, storage cupboard, shower cubicle, extractor, double glazed skylight to rear elevation.

## Rear Garden

Patio area, lawn beyond, gated side access, fence enclosed.

## Garage

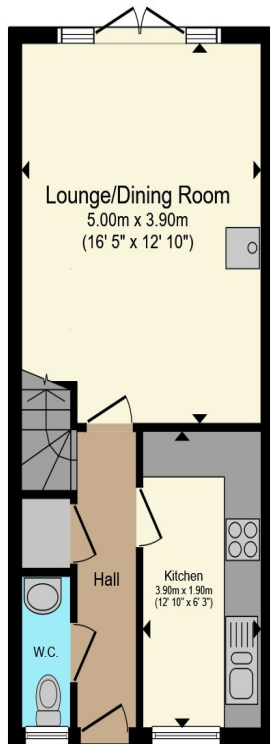
The garage is located to the rear of the property and is accessed via gated access to the side of the property. The garage has an up and over door.

## Secure Off Road Parking

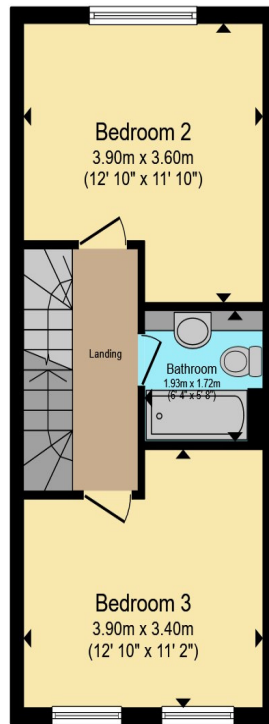
There is secure off-road parking to the rear of the property, accessed via gated access to the side of the property.



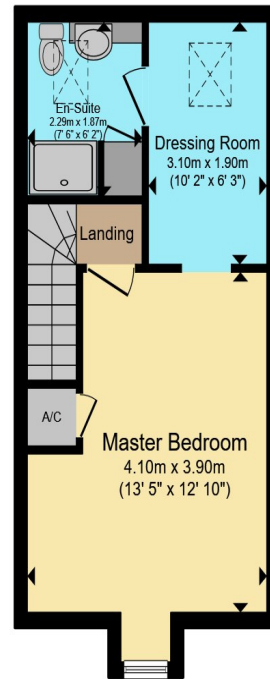




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 101.0 m<sup>2</sup> (1,087 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](http://www.propertybox.io)



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Property Ref: HSW316436 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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