

for sale

offers in the region of **£315,000**



Waterfall Lane CRADLEY HEATH B64 6RE

A three bedroom detached family home in a popular and convenient location close to Old Hill train station, shops and other local amenities. The property benefits from versatile accommodation throughout, along with a large driveway and is offered with NO UPWARD CHAIN. Briefly comprising: hallway, two reception rooms, dining room, kitchen, three bedrooms, family bathroom, good sized rear garden with summerhouse and a large driveway. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a large driveway to the front with a large planting border, gated side access to the rear garden, there is a step up to the front door opening to:

Hallway

Wood effect flooring, stairs up to first floor accommodation, spotlights to ceiling, door to:

Reception Room One

12' 7" x 12' 3" max (3.84m x 3.73m max)

Wood effect flooring, fireplace with electric fire, central heating radiator, storage cupboard, double glazed bow window to front elevation, door to:

Reception Room Two

9' 9" plus recess x 7' 11" (2.97m plus recess x 2.41m)

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

Dining Room

9' 8" max x 15' 5" max (2.95m max x 4.70m max)

Tiled flooring, central heating radiator, spotlights to ceiling, two double glazed windows to rear elevation, fitted blinds, door to side access, archway to kitchen.

Kitchen

6' 11" x 17' (2.11m x 5.18m)

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated microwave, range cooker, extractor over, integrated fridge/freezer, part tiling to walls, spotlights to ceiling, double glazed window to front elevation, fitted blinds.

Landing

Loft hatch, storage cupboard, double glazed window to side elevation, doors leading to:

Bedroom One

8' 9" x 13' 9" (2.67m x 4.19m)

Wood effect flooring, panelling to walls, central heating radiator, double glazed window to rear elevation.



Bedroom Two

8' 8" x 8' 9" (2.64m x 2.67m)

Wood effect flooring, central heating radiator, double glazed window to front elevation.

Bedroom Three

7' 1" x 6' 6" (2.16m x 1.98m)

Wood effect flooring, central heating radiator, double glazed window to rear elevation.

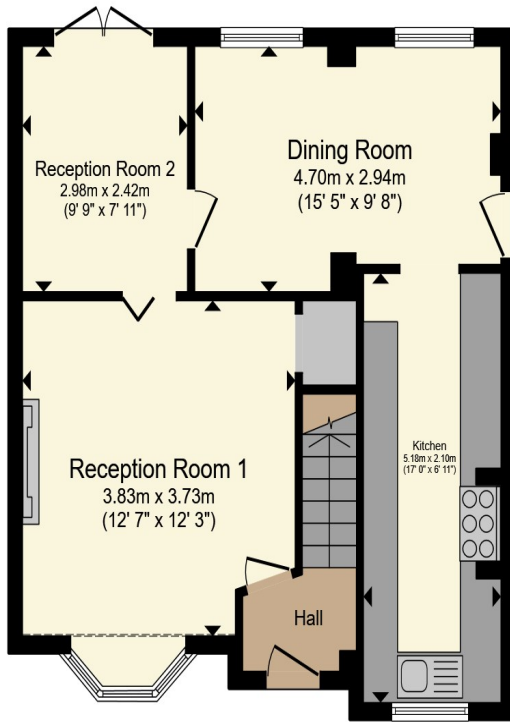
Family Bathroom

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

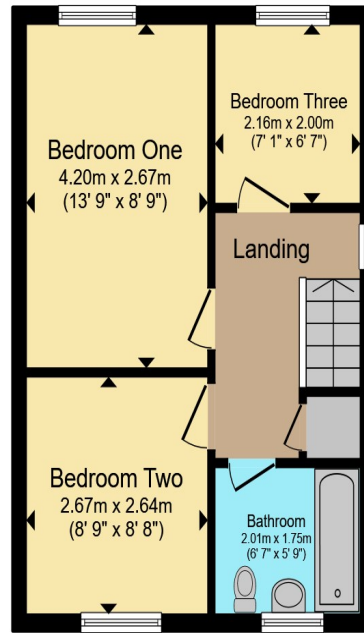
Rear Garden

A good sized, fence enclosed rear garden with large decking area, multiple planting beds, lawn, summerhouse with storage shed and gated access to front of the property.





Ground Floor



First Floor

Total floor area 87.5 m² (942 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

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Property Ref: HSW316370 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/HSW316370



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