

for sale

offers over **£235,000**



## High Clere Cradley Heath B64 7HT

A deceptively spacious family home in a sought after location by Haden Hill park close to shops, schools and transport links. Updated to a high standard throughout by the current owners this delightful family home briefly comprises: porch, hallway, downstairs w.c, lounge, re-fitted breakfast kitchen, three good sized bedrooms, re-fitted family bathroom, pleasant rear garden, integral garage and driveway



# High Clere Cradley Heath B64 7HT

## Approach

The property has a driveway to the front with steps and gate to rear access, electric roller door opens to garage and double glazed front door opens to porch

## Porch

Tiled flooring and further door opening to hallway

## Hallway

Tiled flooring, stairs to first floor accommodation, door to guest cloakroom, double glazed obscured window to side elevation, door to integral garage, central heating radiator

## Guest Cloakroom

Comprising: low level w.c, vanity wash hand basin, tiled flooring, double glazed window to front elevation

## First Floor Accommodation

Double glazed obscured window to side elevation, stairs to second floor and doors leading to:

## Re-Fitted Breakfast Kitchen

15' 1" x 9' 4" ( 4.60m x 2.84m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for American fridge/freezer, plumbing for washing machine, central heating radiator, space for range cooker with cooker hood over, double glazed window to rear elevation and double glazed front door opening to rear garden

## Lounge/dining Room

15' 1" x 12' 9" into bay ( 4.60m x 3.89m into bay )

Double glazed box bay window to front elevation, central heating radiator, electric fire with feature surround

## Second Floor Accommodation

Useful storage cupboard, loft access and doors leading to:

## Bedroom One

15' 2" x 9' 4" ( 4.62m x 2.84m )

Double glazed window to rear elevation, central heating radiator





## Bedroom Two

10' 9" x 8' 6" ( 3.28m x 2.59m )

Double glazed window to front elevation with far reaching views, central heating radiator

## Bedroom Three

10' 9" x 6' 4" ( 3.28m x 1.93m )

Double glazed window to front elevation with far reaching views, central heating radiator

## Re-Fitted Bathroom

Comprising: bath with shower over, low level w.c, vanity wash hand basin, heated towel rail, tiled walls, double glazed obscured window to side elevation.

## Integral Garage

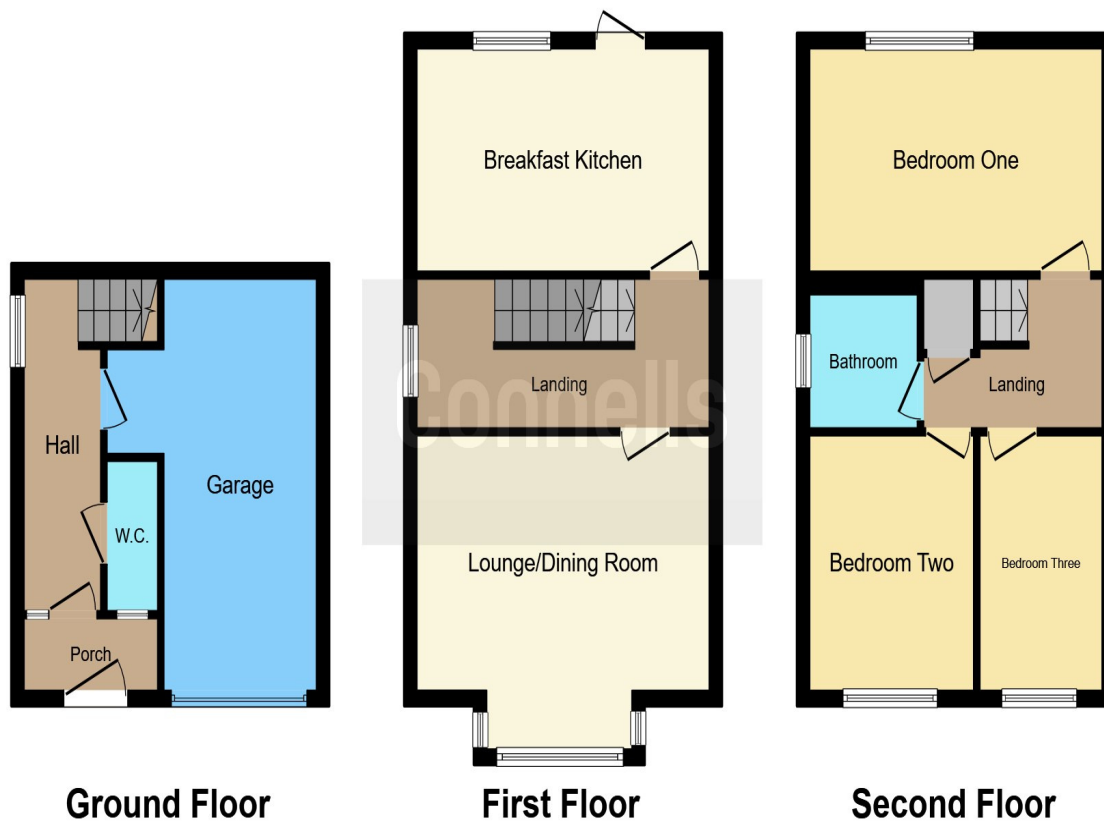
18' x 7' 11" ( 5.49m x 2.41m )

Recently fitted roller door to the front, power and lighting and door to hallway

## Rear Garden

Patio area with gate to front access, steps to lawn with further decked patio, fencing and bushes to borders, planting area to rear with mature shrubs and plants





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

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Property Ref: HSW314259 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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