

for sale

offers in the region of **£150,000**



## Station Road Cradley Heath B64 6PD

This traditional two bedroom end terraced property is located in a popular location, close to shops and other local amenities. Briefly comprising: lounge, dining room, kitchen, family bathroom, two good sized bedrooms, rear garden. Offered for sale with NO UPWARD CHAIN, this property is perfect for first time buyers and investors, viewing is highly recommended.

# Station Road Cradley Heath B64 6PD

## Approach

The property has a shared access to the side, front door opening to:

## Lounge

12' 2" x 13' 3" max ( 3.71m x 4.04m max )

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

## Dining Room

12' 2" x 13' 3" max ( 3.71m x 4.04m max )

Wood effect flooring, electric fireplace, central heating radiator, stairs up to first floor accommodation, double glazed window to rear elevation.

## Inner Hall

Wood effect flooring, double glazed window to side elevation, door leading to rear garden, door leading to:

## Kitchen

9' x 11' 4" max ( 2.74m x 3.45m max )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven and gas hob, extractor over, part tiling to walls, space and plumbing for appliances, boiler, central heating radiator, double glazed window to side elevation, door leading to:

## Family Bathroom

Part tiling to walls, tiled flooring, low level W.C, bath with shower over, pedestal wash hand basin, central heating radiator.

## Landing

Doors leading to:

## Bedroom One

15' max x 12' 2" ( 4.57m max x 3.71m )

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



## Bedroom Two

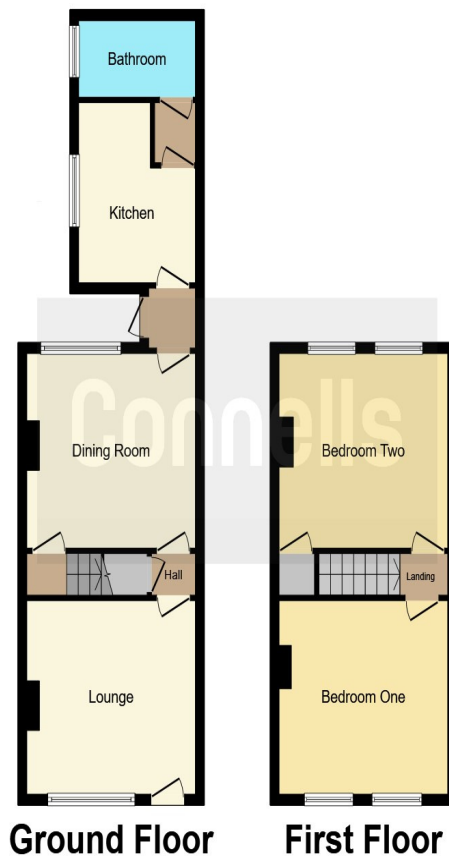
15' 1" max x 12' 3" ( 4.60m max x 3.73m )

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

## Rear Garden

Gated shared side access to front of the property, slabbed path leading to patio area, raised pebbled garden, wood shed.





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.focalagent.com](http://www.focalagent.com)

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Property Ref: HSW316334 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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