

for sale

offers in the region of **£375,000**



Ashtree Road Cradley Heath B64 5PL

A traditional, double fronted five bedroom property in a popular and convenient location close to local amenities and transport links. Perfect for families, this property is brimming with character and benefits from spacious and versatile accommodation throughout, along with off road parking to the rear accessed via Hall Street. The property briefly comprises: entrance porch, hallway, three reception rooms, kitchen, downstairs shower room, cellarette, landing, five bedrooms, family bathroom, outbuildings with potential, large rear garden, off-road parking to rear. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a low walled frontage with decorative railings, there is gated access to the frontage with a storm porch and the front door opening to:

Entrance Porch

Original tiled flooring, storage cupboard, opening to:

Hallway

Original tiled flooring, central heating radiator, stairs up to first floor accommodation, door to cellarette, doors leading to:

Reception Room One

11' 8" max x 15' 11" plus bay (3.56m max x 4.85m plus bay)

Central heating radiator, fireplace, double glazed bay window to front elevation.

Reception Room Two

11' 9" max x 14' 9" into bay (3.58m max x 4.50m into bay)

Central heating radiator, fireplace, double glazed bay window to front elevation.

Reception Room Three

11' 3" x 11' 2" plus recess (3.43m x 3.40m plus recess)

Central heating radiator, double glazed French doors opening to rear garden.

Cellarette

There is a convenient cellarette via the hallway.

Downstairs Shower Room

A re-fitted shower room with low level W.C, pedestal wash hand basin, tiled splashback, shower cubicle, heated towel rail, extractor, part tiled walls, double glazed obscured window to rear elevation.

Kitchen

10' 11" x 11' 5" plus recess (3.33m x 3.48m plus recess)

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, range cooker, cooker hood over, integrated fridge/freezer, central heating radiator, boiler, double glazed window to rear elevation, double glazed door opening to rear garden.



Landing

Loft hatch, doors leading to:

Bedroom One

11' 8" max x 16' (3.56m max x 4.88m)

Two double glazed windows to front elevation, central heating radiator.

Bedroom Two

11' 8" max x 12' 3" (3.56m max x 3.73m)

Two double glazed windows to front elevation, central heating radiator.

Bedroom Three

11' 4" x 11' 9" max (3.45m x 3.58m max)

Double glazed window to rear elevation, central heating radiator.

Bedroom Four

11' 2" x 11' 4" max (3.40m x 3.45m max)

Double glazed window to rear elevation, central heating radiator.

Bedroom Five

5' 9" x 6' 11" (1.75m x 2.11m)

Central heating radiator, double glazed window to front elevation.

Family Bathroom

Wood effect flooring, bath tub, low level W.C, pedestal wash hand basin, tiled splashback, heated towel rail, part tiled walls, extractor, double glazed obscured window to rear elevation.

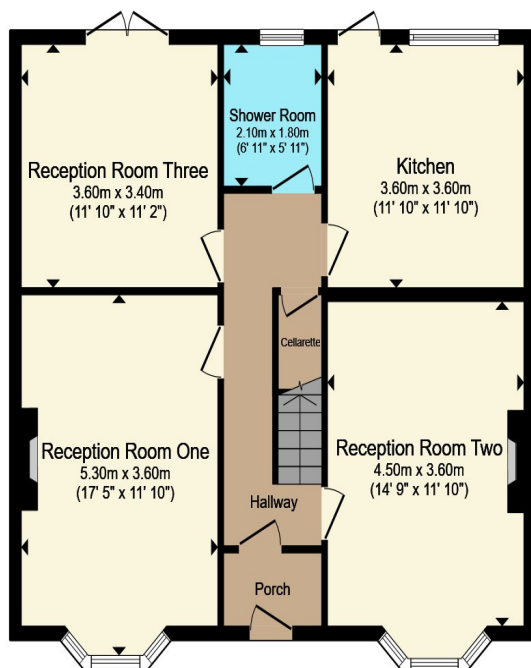
Large Outbuilding

There is a large outbuilding in the garden with a utility area fitted with a low level W.C, wash hand basin

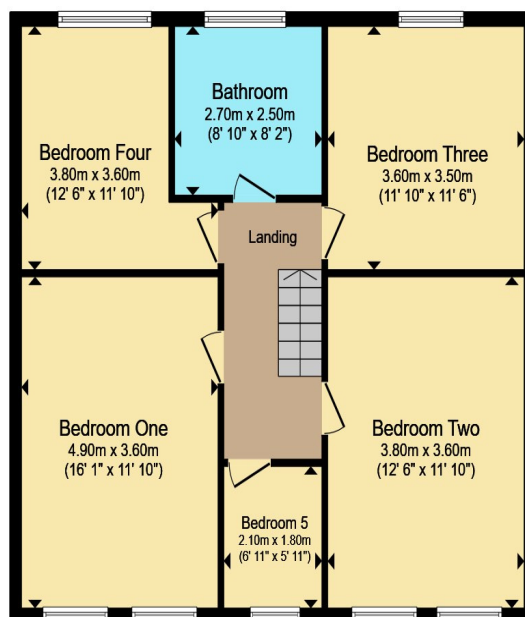
Large Rear Garden

A large rear garden with patio area, pathway to further rear garden, lawn areas and well established shrubs, there is access to the gated off-road parking from the rear garden, gated side access to the front of the property.





Ground Floor



First Floor

Total floor area 159.5 m² (1,717 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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Property Ref: HSW316002 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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