

# PTN Estates

Residential Sales & Lettings



26 Wrights Lane, , Cradley Heath, B64 6QU

£200,000

A superb end-terraced property offering three good-sized bedrooms, ideal for first-time buyers, families, or investors. The property is well presented throughout and benefits from no upward chain, allowing for a smooth and straightforward purchase.

The ground floor features an attractive lounge/diner, providing a bright and spacious living area with doors opening onto the rear garden, perfect for relaxing or entertaining. There is also a fitted kitchen offering a practical space for everyday cooking.

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom.

Externally, the home benefits from both front and rear gardens, providing outdoor space for leisure or gardening. Additional features include gas central heating.

This property represents an excellent opportunity for buyers looking for a comfortable home with good living space and outdoor areas.

**Hallway 2.40 x 1.30**

Upvc entrance door, gas central heating radiator, ceiling light point, large storage cupboard, stairs to first floor and door to lounge

**Lounge 3.24 x 6.47**

Electric fire with marble effect surround, upvc double glazed window to the front elevation and French doors to the rear garden, two central heating radiators, ceiling light point

**Kitchen 2.38 x 3.50**

Cream wall and base units, rolled edge work surfaces, stainless steel one and half bowl sink unit, tiled walls, plumbing for washing machine, cupboard housing Baxi boiler, gas central heating radiator, ceiling light point, upvc double glazed window and door to the rear garden

**Landing**

Airing cupboard, loft access hatch, ceiling light point and doors off to the three bedrooms and bathroom

**Bedroom One 3.51 x 3.54**

Built in wardrobes, ceiling light point, gas central heating radiator and upvc double glazed window to the rear elevation

**Bedroom Two 3.91(max) x 3.04**

Upvc double glazed window to the front elevation, ceiling light point and gas central heating radiator

**Bedroom Three 3.21 (max) x 2.11**

Upvc double glazed window to the front, ceiling light point and gas central heating radiator, cupboard over stairs

**Bathroom 2.59 x 1.67**

Bathroom benefits from a cream suite comprising of a low flush wc, wash hand basin, panelled in bath with Triton shower above, tiled floors and walls, two upvc double glazed windows, ceiling light point and gas central heating radiator

**Rear garden**

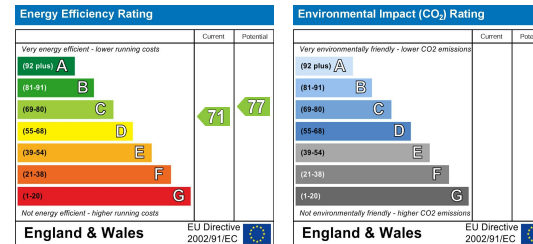
Paved patio area, lawn, rear gate.

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All UK agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £35+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and

monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

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Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

**Transparency**

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