

for sale

£190,000



Valley Road Cradley Heath B64 7LU

This well-presented three-bedroom semi-detached family home is situated in a sought-after residential neighbourhood. It offers convenient access to local amenities and is available with no upward chain.

# Valley Road Cradley Heath B64 7LU

## Storm Porch

Double glazed entrance door to the side elevation, double glazed window to the side & front elevations, double glazed door to entrance hallway.

## Entrance Hallway

Stairs to first floor accommodation, central heating radiator.

## Lounge

12' 11" x 12' 4" ( 3.94m x 3.76m )

Double glazed window to the front elevation, t.v. point, central heating radiator.

## Dining Room

11' 8" x 10' 1" ( 3.56m x 3.07m )

Double glazed window to the rear, central heating radiator.

## Kitchen

6' 11" x 10' 2" (max) ( 2.11m x 3.10m (max) )

A range of wall and base units with roll top work surfaces over, stainless steel drainer sink unit, electric cooker point, plumbing for washing machine, space for domestic appliances, tiling to splashback, understairs storage cupboard, central heating radiator, double glazed window to the rear, door to the side elevation leading to side entrance.

## Pantry

Double glazed window to the side, housing meters.



## First Floor

### Landing

Loft access, double glazed window to the side, doors to

### Bedroom One

12' 5" x 10' 5" ( 3.78m x 3.17m )

Double glazed window to the front elevation, fitted wardrobes, central heating radiator.

### Bedroom Two

12' 1" (max) x 10' ( 3.68m (max) x 3.05m )

Double glazed window to the rear, cupboard housing central heating boiler, central heating radiator.

### Bedroom Three

8' (max) x 8' 8" (max) ( 2.44m (max) x 2.64m (max) )

Double glazed window to the front elevation, central heating radiator.

### Bathroom

Suite to comprise paneled bath with shower over, wash hand basin, w.c., tiling, airing cupboard, central heating radiator, double glazed window to the rear.



### Outside

To the front of the property concrete print driveway giving off road parking, lawned foregarden. Rear garden having patio area, lawn with borders having various plants & shrubs, brick built store, side elevation having gate giving side access.

### Brick Built Outhouse

6' 1" x 5' 4" ( 1.85m x 1.63m )

Single glazed window to the side.

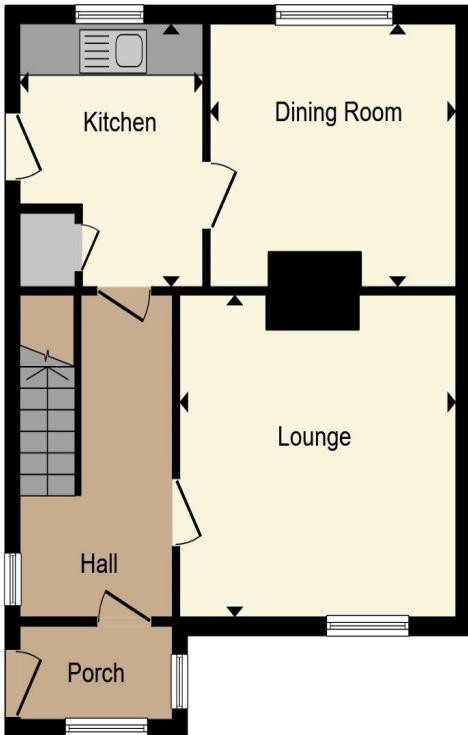
### Outside W.C.

Having w.c., glazed window to the side.

### Agents Note

Under the terms of The Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a close associate of an employee of Connells Residential





**Ground Floor**



**First Floor**

Total floor area 90.1 m<sup>2</sup> (970 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](http://www.propertybox.io)

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To view this property please contact Connells on

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Property Ref: DUD314476 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

**view this property online [connells.co.uk/Property/DUD314476](http://connells.co.uk/Property/DUD314476)**



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