

for sale

offers in the region of **£280,000**



## Elbow Street Cradley Heath B64 6JP

An extended, well presented, three bedroom town house in a popular and convenient location close to transport links, shops and another local amenities. Benefiting from spacious versatile accommodation throughout this property is perfect for growing families. Briefly comprising: entrance porch, lounge, kitchen/dining room, downstairs W.C, three double bedrooms, en-suite and dressing room to master, re-fitted bathroom, garage en-bloc, rear garden, off-road parking to rear. Viewing is highly recommended to appreciate the accommodation on offer.

# Elbow Street Cradley Heath B64 6JP

## Approach

The property has a slabbed frontage with front door opening to porch, there is gated access to the side with access to off-road parking and garage.

## Entrance Porch

Tiled flooring, double glazed window to side elevation, double glazed window to front elevation, double glazed window to rear elevation, door opening to:

## Re-Fitted Kitchen/Dining Room

A stunning re-fitted kitchen fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, space and plumbing for appliances, integrated oven, gas hob, extractor over, breakfast bar, space for dining table, tiled flooring, spotlights to ceiling, part tiled walls, double glazed window to front elevation, stairs up to first floor accommodation, door to W.C, door to lounge.

## Downstairs W.C

Tiled flooring, low level W.C

## Lounge

An extended lounge with tiled flooring, two central heating radiators, two double glazed windows to rear elevation, double glazed French doors opening to rear garden.

## First Floor Landing

Central heating radiator, stairs up to first floor accommodation, doors leading to:

## Bedroom Two

Central heating radiator, two double glazed window to front elevation.

## Bedroom Three

Central heating radiator, double glazed window to rear elevation.

## Re-Fitted Bathroom

A re-fitted bathroom with wood effect flooring, low level W.C, vanity wash hand basin, large bathtub, tiled walls, extractor.



## Second Floor Landing

Door to:

## Master Bedroom

Two central heating radiators, storage cupboard, loft hatch, double glazed window to front elevation, archway to:

## Dressing Room

Central heating radiator, double glazed skylight to rear elevation, door to:

## En-Suite

Wood effect flooring, tiled walls, low level W.C, vanity wash hand basin, heated towel rail, shower cubicle, storage cupboard, double glazed skylight to rear elevation, extractor.

## Rear Garden

Sheltered patio area with step up to lawn, established shrubs to rear, gated access to side access, fence enclosed.

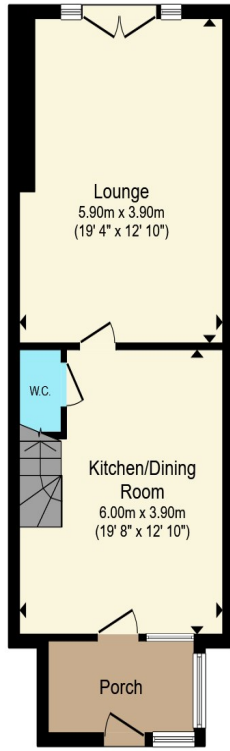
## Garage

The garage is located to the rear of the property and is accessed via gated access to the side of the property. The garage has an up and over door.

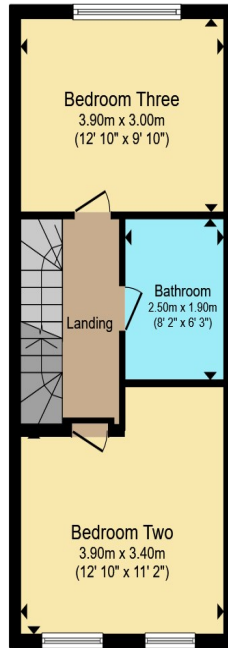
## Secure Off-Road Parking

There is secure off-road parking to the rear of the property, accessed via gated access to the side of the property.





**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 107.1 m<sup>2</sup> (1,153 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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**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
HALESOWEN B63 4RG

Property Ref: HSW316309 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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