

for sale

offers in the region of **£210,000**



## Holly Bush Walk Cradley Heath B64 5EU

Attention Landlords! A three bedroom terraced property in a popular and convenient location close to shops, transport links and other local amenities. The property is being sold with the tenants in situ, currently achieving £1000 pcm. This property benefits from off-road parking to the rear and versatile accommodation throughout. Briefly comprising: porch, entrance hall, lounge/dining room, kitchen, three bedrooms, family bathroom, separate W.C, front and rear garden, off-road parking to the rear. Viewing is recommended to appreciate the accommodation on offer.

# Holly Bush Walk Cradley Heath B64 5EU

## Approach

Lawned frontage with pathway leading to double doors, opening to porch.

## Porch

Door to entrance hall.

## Entrance Hall

Wood effect flooring, central heating radiator, three storage cupboards, doors leading to:

## Lounge/Dining Room

11' x 21' 7" ( 3.35m x 6.58m )

Two central heating radiators, space for dining table, double glazed window to front elevation, double glazed window to rear elevation.

## Kitchen

8' 5" x 10' 5" ( 2.57m x 3.17m )

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, gas hob, cooker hood over, integrated oven, space and plumbing for appliances, serving hatch, part tiled walls, tiled flooring, central heating radiator, double glazed window to rear elevation, door to rear garden.

## Landing

Loft access, doors to:

## Bedroom One

8' 6" plus recess x 13' 4" ( 2.59m plus recess x 4.06m )

Central heating radiator, double glazed window to front elevation.

## Bedroom Two

7' 11" max x 10' 3" max ( 2.41m max x 3.12m max )

Central heating radiator, double glazed window to rear elevation.

## Bedroom Three

7' 5" x 10' max ( 2.26m x 3.05m max )

Storage cupboard, central heating radiator, double glazed window to front elevation.



## Bathroom

Bath with shower over, vanity wash hand basin, storage cupboard, part tiled walls, double glazed obscured window to rear elevation.

## Separate W.C

Low level W.C, heated towel rail, part tiling to walls, double glazed obscured window to rear elevation.

## Rear Garden

A pleasant, fence enclosed rear garden with patio area, artificial grass, outside tap, wood shed, off-road parking accessed via double gated opening to rear of the property.

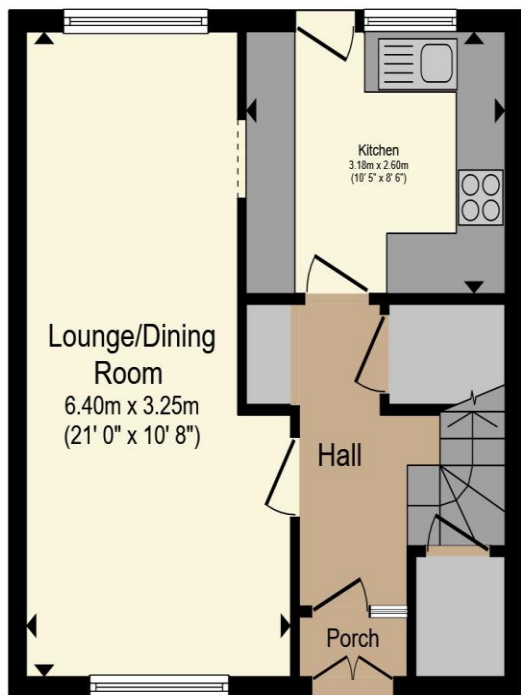
## Off-Road Parking

There is off-road parking to the rear of the property that can be accessed via double gates to the rear of the property.

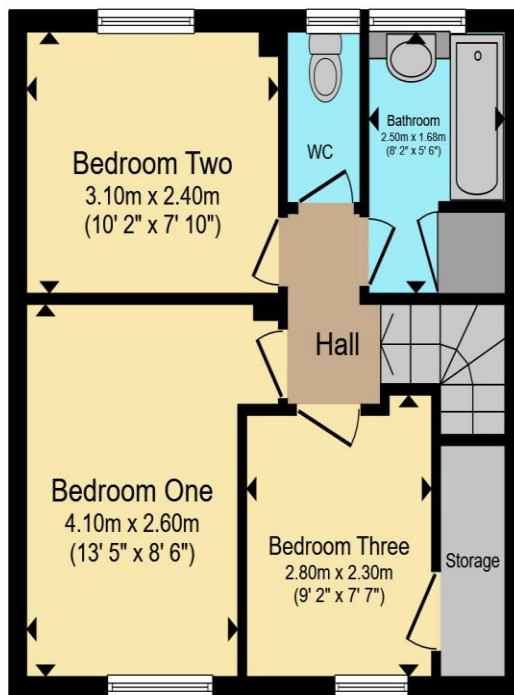
## Listers Remarks

The property is being sold with the current tenants in situ, contact Connells Halesowen for any additional information.





**Ground Floor**



**First Floor**

Total floor area 75.3 m<sup>2</sup> (810 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)



To view this property please contact Connells on

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10 Hagley Road  
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Property Ref: HSW316395 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**view this property online [connells.co.uk/Property/HSW316395](http://connells.co.uk/Property/HSW316395)**



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