

AP MORGAN



Denby Way, Cradley Heath
£285,000

Features:

- Modern detached family home
- Three bedrooms
- Master with en-suite
- Stunning kitchen/diner
- Good-size garden
- Off road parking with accompanying garage
- Close to amenities
- EPC - B

Description:

A three-bedroom modern detached family home in a popular area of Cradley Hath located on a quiet road. In brief, this property comprises; Entrance hallway, W.C, a nicely sized lounge with a feature bay window, and a fabulous modern kitchen/diner that benefits from integrated appliances such as; fridge freezer, double oven, and a five ring gas burner stove, additionally space for a washing machine and dryer can be found in the good-size additional storage cupboard which also has double doors. The kitchen allows oodles of natural light to flood in through its three skylights and also benefits from double doors onto the rear patio. The first floor of this property lends itself to three good-size bedrooms; A master which boasts an en-suite with shower unit, a second double bedroom with space for wardrobes, and a good-size third bedroom which also has space for wardrobes. Lastly on the first floor is a family bathroom with a bath and overhead shower and a landing with built-in storage. Externally this property boasts a good-size rear garden which is mainly laid to lawn as well as a slabbed area accessible via double doors from the kitchen which is perfect as an outdoor dining space. To the front of the property is a good-size driveway that can accommodate two vehicles. The property is ideally situated for shops and amenities, with Merry Hill Shopping Centre being close by. For commuters, Cradley Heath train station is a short distance and there are road links to Merry Hill and Birmingham via the M5, and public bus routes run nearby providing routes to Halesowen, Stourbridge areas.



Details:

Hallway

11' 6" x 6' 7" (3.50m x 2.01m) (Max)

Lounge

14' 7" x 10' 3" (4.44m x 3.12m)

Kitchen/Diner

11' 2" x 17' 4" (3.40m x 5.28m) (Max)

Master Bedroom

10' 3" x 9' 9" (3.12m x 2.97m) (Max)

Bedroom Two

10' 4" x 9' 2" (3.15m x 2.79m) (Max)

Bedroom Three

8' 2" x 9' 9" (2.49m x 2.97m) (Max)

Family Bathroom

8' 1" x 5' 7" (2.46m x 1.70m) (Max)

Landing

12' 4" x 10' 7" (3.76m x 3.22m) (Max)

En-suite

6' 1" x 7' 1" (1.85m x 2.16m) (Max)

W.C

6' 2" x 3' 2" (1.88m x 0.96m) (Max)

Garage

18' 9" x 8' 9" (5.71m x 2.66m) (Max)

EPC Rating: B

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: www.morganfs.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

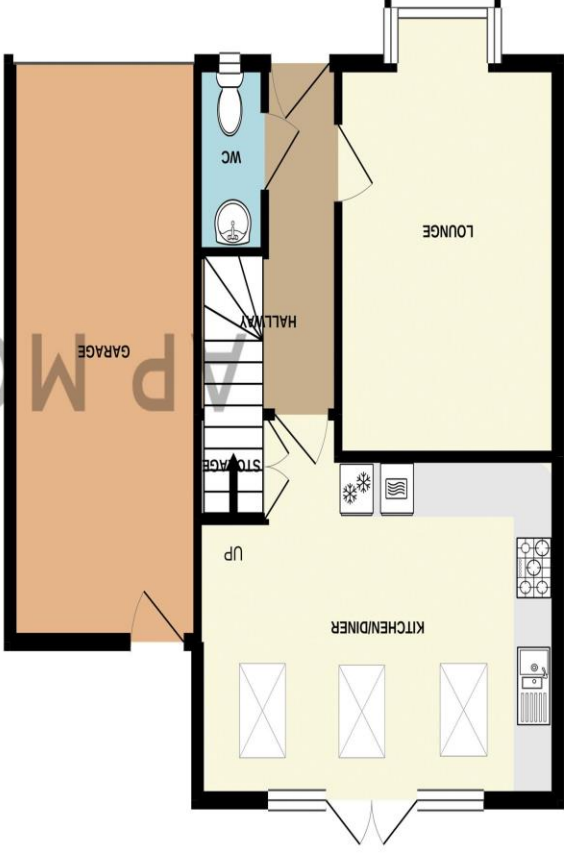
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

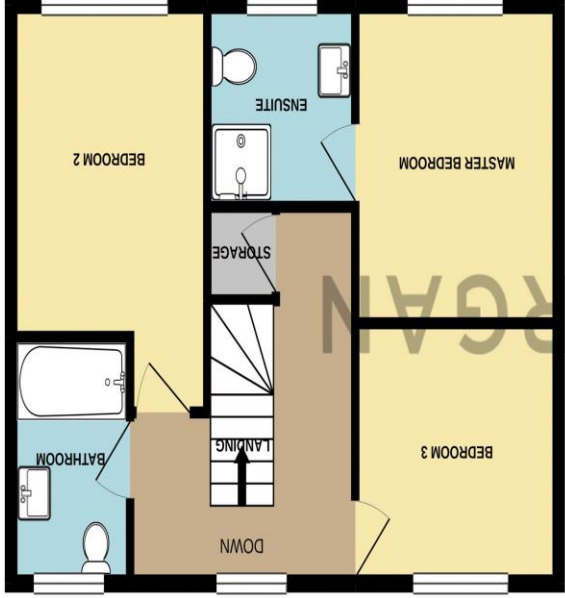
Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.