

**AP MORGAN**



**Sutherland Road, Cradley Heath**  
**£160,000**



**Features:**

- Spacious semi detached home
- Three bedrooms
- Lounge
- Kitchen/diner
- Ground floor w.c. and a shower room
- Off road parking
- Gardens
- EPC - D

**Description:**

A well-presented 3 bedroom semi-detached house. The property briefly comprises: Hall, lounge, with feature fireplace and electric fire, leading to the kitchen diner which has a range of matching units and cupboards, with space for the cooker of your choice, washing machine and tumble dryer. Off the kitchen diner is a spacious storage cupboard, a further door leads to the rear vestibule, guest W.C. and door to the rear garden. Upstairs presents double bedrooms 1 and 2, generous bedroom 3, and a shower room featuring a corner shower cubicle. Outside the front is devoted to off-road parking with further parking to the side of the house. The rear garden has a generous patio, lawn and border planting, decorative fencing and a garden shed. This property is situated close to local shops and amenities, with further shops and supermarkets being in nearby Cradley Heath. Near to the property is a playing field, and there are local schools nearby for all ages. For commuters, rail links to Birmingham, Worcester and London can be accessed from Cradley Heath train station, as well as bus routes to Birmingham and Merry Hill. There are road links to Birmingham, Merry Hill, Halesowen and junctions 2 and 3 of the M5.





**Details:**

**Hallway**

**Lounge**

14' 10" x 13' 9" (4.52m x 4.19m)

**Kitchen/diner**

13' 9" x 9' 4" (4.19m x 2.84m)

**Lobby leading to ground floor w.c.**

**Stairs to first floor landing**

**Bedroom 1**

12' 9" x 9' 5" (3.88m x 2.87m)

**Bedroom 2**

10' 8" x 10' 5" both max (3.25m x 3.17m)

**Bedroom 3**

9' 6" x 7' 4" (2.89m x 2.23m)

**Shower Room**

6' 4" x 5' 5" (1.93m x 1.65m)

**EPC Rating:** D

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

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



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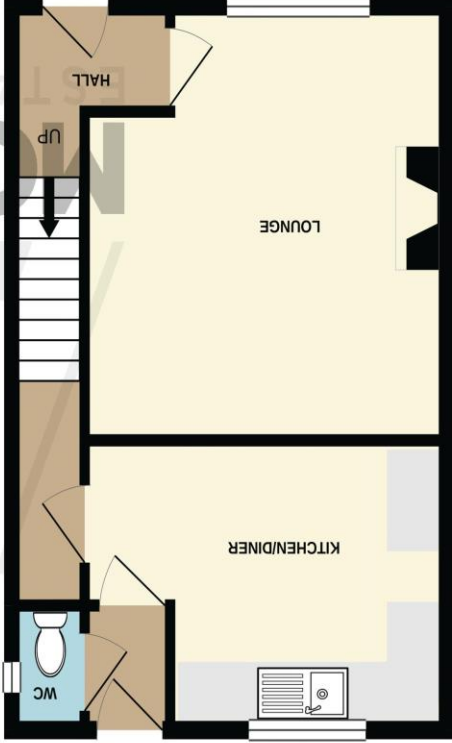
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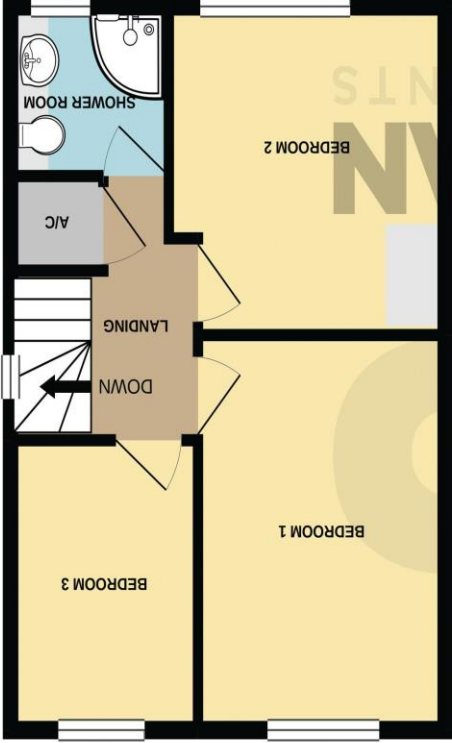
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GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.  
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