

AP MORGAN



Grange Road, Cradley Heath
£155,000

Features:

- *** OFFERED WITH NO CHAIN ***
- A well presented semi detached home
- Three bedrooms
- Lounge & Breakfast kitchen
- Upstairs bathroom
- Ground floor W. C.
- Off road parking for 1 car
- Rear garden. EPC rating C

Description:

A most well presented semi-detached house in Cradley Heath. Within reach of local shops, Haden Hill Park and Leisure Centre, several schools, Old Hill railway station and direct bus routes on the main road into Halesowen. The property interior specifications briefly comprise: Entrance hall with decorative tiled floor. Front lounge having chimney breast, window to front and oak effect flooring running through a rear door towards the breakfast kitchen. This has been refitted with a range of matching wall and base units with gloss fronts and offers an inset sink, a gas hob, integrated fridge freezer, washing machine and dishwasher, there is also space for a small table set. To the right is a side exit door and access to both an under stairs cupboard and a ground floor W. C. The first floor is given over to two double bedrooms, one with a cupboard and generous single bedroom three. There is also a family bathroom with a shower over the bath. Outside the frontage has a gravel driveway providing off-road parking for one car. A side gate then leads around to the rear garden of generous proportion, laid initially with a patio and the rest with lawn and shrubbery too far end. Other benefits include double glazing and combination and gas central heating.



Details:

Entrance Hall

Lounge

14' 2" x 12' 7" both max (4.31m x 3.83m)

Breakfast kitchen

14' 0" x 8' 3" (4.26m x 2.51m)

Ground floor W. C.

Stairs rise to first floor landing

Bedroom 1

10' 6" x 10' 0" both max (3.20m x 3.05m)

Bedroom 2

10' 11" x 9' 4" (3.32m x 2.84m)

Bedroom 3

8' 0" x 7' 6" (2.44m x 2.28m)

Bathroom



EPC Rating: C

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.

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.

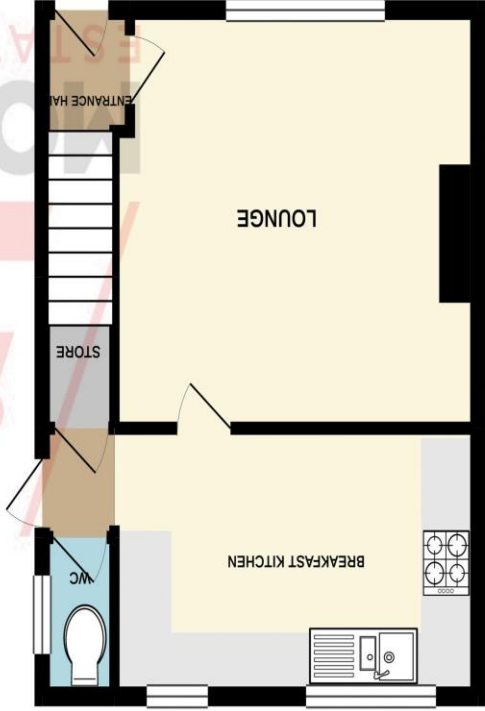
Need a solicitor?

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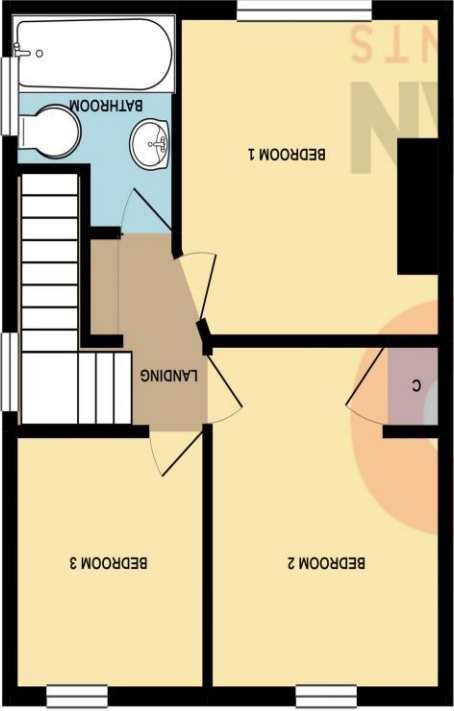
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GROUND FLOOR 339 sq. ft. (31.5 sq. m.)



1ST FLOOR 339 sq. ft. (31.5 sq. m.)



TOTAL FLOOR AREA: 679 sq. ft. (63.1 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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