



Grange Road, Cradley Heath
Offers In Excess Of £160,000

Features:

- A 3 bedroom mid-terrace house
- Living Room
- Modern fitted kitchen
- 3 double bedrooms
- Modern bathroom
- Gas c.H. & double glazing
- Off-road parking & rear garden
- EPC Rating D

Description:

A very well presented 3 double bedroom mid-terrace property in a quiet residential area, early viewing is advised. The property briefly comprises, Hall, modern fitted kitchen with inset sink and drainer, instant hot water tap, integrated induction hob and electric oven, fridge/freezer, microwave, dishwasher, and washing machine. The living room, which has a feature fireplace with inset lighting and gas fire, which gives access to the rear lobby having a storage cupboard and door to the rear garden. Upstairs presents double bedroom 1 with fitted wardrobes, double bedroom 2 also with fitted wardrobes and cabin bed with storage under, and the family bathroom which has a spa-style bath with shower over. Rising to the second floor presents double bedroom 3 with fitted wardrobes and storage. Outside to the front the garden is devoted to off-road parking, whilst the rear garden has terraced decking, lawn, borders, and a garden shed. The property further benefits from gas central heating from a combi boiler, double glazing, and is well placed for schools, buses, the local railway station, shopping in Old Hill and Blackheath, and commuter routes across the area.



Details:

Hall

Kitchen

13' 9" x 7' 1" (4.19m x 2.16m)

Living Room

13' 8" x 13' 6" max (4.16m x 4.11m)

Rear Lobby

Stairs rise to first floor

Bedroom 1

12' 0" x 11' 1" (3.65m x 3.38m)

Bedroom 2

12' 0" x 10' 1" (3.65m x 3.07m)

Bathroom

8' 0" max x 7' 3" (2.44m x 2.21m)

Stairs rise to second floor

Bedroom 3

14' 0" x 13' 9" (4.26m x 4.19m)

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.



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

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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.

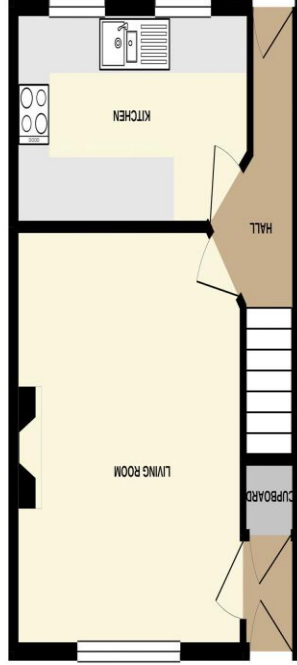
Need a solicitor?

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.

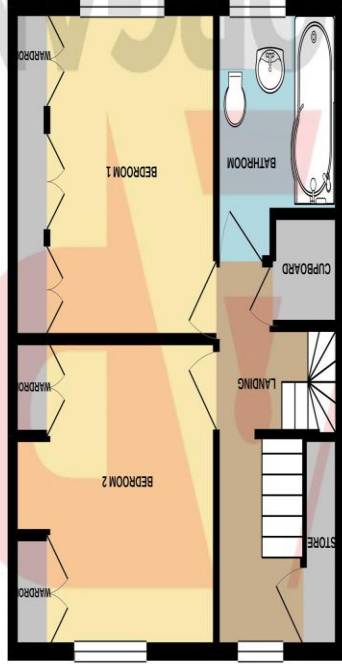
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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.

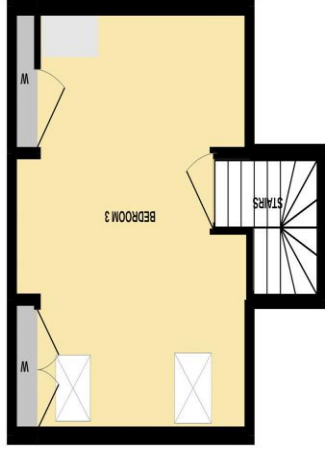
GROUND FLOOR
345 sq. ft. (32.1 sq. m.) approx.



1ST FLOOR
398 sq. ft. (37.0 sq. m.) approx.



2ND FLOOR
213 sq. ft. (19.8 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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