



**Cradley Road, Dudley**

**£150,000**



**Features:**

- Traditional semi detached house
- Three bedrooms
- Lounge/diner
- Kitchen
- Bathroom
- Substantial rear garden
- Garage and 2 car parking
- Epc rating D

**Description:**

A pleasant traditional three bedroom, semi detached house. Close to a several major supermarkets, local shops, Nether Brook Primary School, Merry Hill Shopping Centre, medical facilities direct bus connections along the road and a short drive to both Cradley Heath and Old Hill railway stations, for commuting into Birmingham. The internal layout briefly comprises: Entrance hallway with under stairs storage cupboard. Excellent through lounge/diner, having two gas fires to fireplaces, sliding patio doors to the rear garden, bay window to front and oak effect flooring throughout. Kitchen, extended to include sink under the window, gas hob, space for appliances and side door to garden. The first floor is given over to two double bedrooms, both with fitted wardrobes and a single bedroom three. The family bathroom has a bath and a separate shower enclosure for convenience. Outside: The rear garden has an initial raised sun patio, with steps leading down to a good sized lawn, the far end of the garden is accessed through a small gate and is ready to utilise as required. Off road parking is provided to front to a drive and a gravelled space, the garage is attached, having up and over door to front and open door way to rear. Other benefits include: Modern, full double glazing and is mostly central heated.





**Details:**

**Entrance Hallway**

**Lounge/diner**

24' 10" plus bay x 11' 5" (7.56m x 3.48m)

**Kitchen**

14' 5" (split mid way) x 6' 4" max w (4.39m x 1.93m)

**Stairs rise to first floor**

**Bedroom 1**

13' 5" x 11' 7" (4.09m x 3.53m)

**Bedroom 2**

13' 10" x 11' 2" into wardrobe (4.21m x 3.40m)

**Bedroom 3**

7' 5" x 6' 0" (2.26m x 1.83m)

**Bathroom**

7' 8" x 6' 0" (2.34m x 1.83m)

**Garage**

15' 0" x 8' 0" (4.57m x 2.44m)



**EPC Rating:** D

**Council Tax Band:** B (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.morgans.co.uk](http://www.morgans.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.

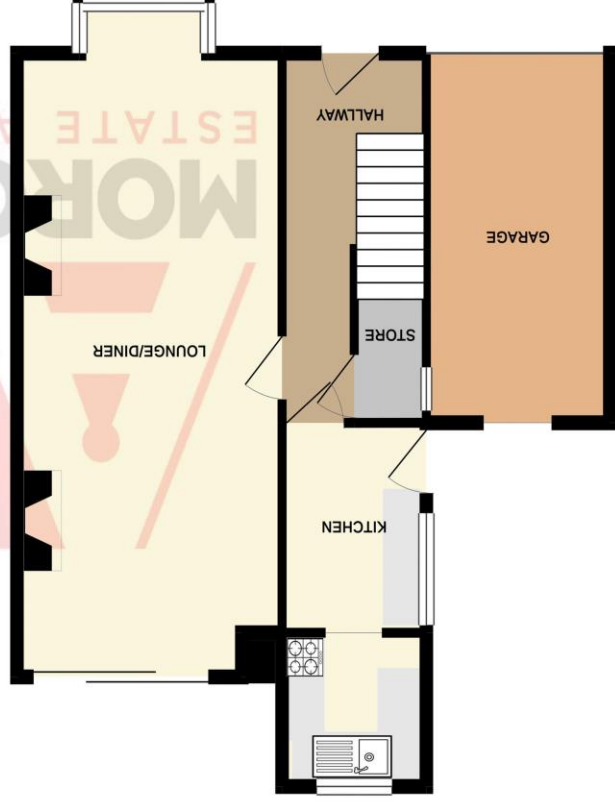
### Need a solicitor?

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.

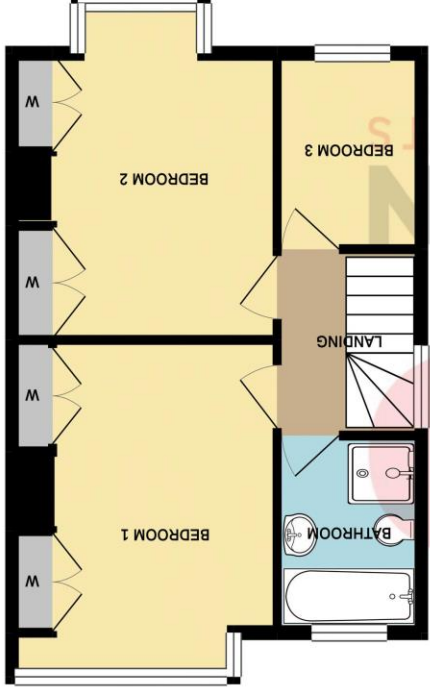
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR 592 sq. ft. ( 55.0 sq. m. )



1ST FLOOR 437 sq. ft. ( 40.6 sq. m. )



TOTAL FLOOR AREA : 1029 sq. ft. ( 95.6 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 Miroxik ©2019

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