

for sale

offers in excess of **£400,000**



Denby Way CRADLEY HEATH B64 5RF

A stylish and much improved four bedroom detached family home on a popular and convenient development. Briefly comprising: hallway, downstairs w.c, fitted kitchen with dining area, lounge, second reception room, utility, four bedrooms, en-suite to master, family bathroom, rear garden and ample off-road parking. Fiber optic broadband is available. Viewing highly recommended.

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Approach

The property has a good sized driveway with lawned area, pathway to the front door which opens to hallway

Hallway

Stairs to first floor accommodation, doors leading to:

Downstairs W.C

Low level w.c, wash hand basin, central heating radiator

Kitchen/Dining Room

Fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, integrated double oven with hob and extractor over, double glazed window to front elevation, double glazed bay window to side elevation, spot lights to ceiling, space for fridge freezer, double glazed doors opening to the rear garden with two double glazed roof windows, tiled flooring, double doors open to the lounge

Lounge

Double glazed French doors to rear elevation, central heating radiator, door to second reception room, wood effect flooring and three double glazed roof windows to rear

Second Reception Room

Double glazed window to front elevation, central heating radiator, spot lights to ceiling, door to utility

Utility

Double glazed door to rear garden, central heating boiler, sink and drainer

First Floor Landing

Airing cupboard and doors leading to:

Bedroom One

A lovely dual aspect room with two double glazed windows to side elevation and double glazed window to rear elevation, central heating radiator and door to en-suite

En-Suite

Shower cubicle, vanity wash hand basin, low level w.c, heated towel rail, part tiling to walls, double glazed obscured window to rear elevation



Bedroom Two

Double glazed windows to front and side elevation, central heating radiator

Bedroom Three

Double glazed window to front elevation, central heating radiator

Bedroom Four

Double glazed window to rear elevation, central heating radiator

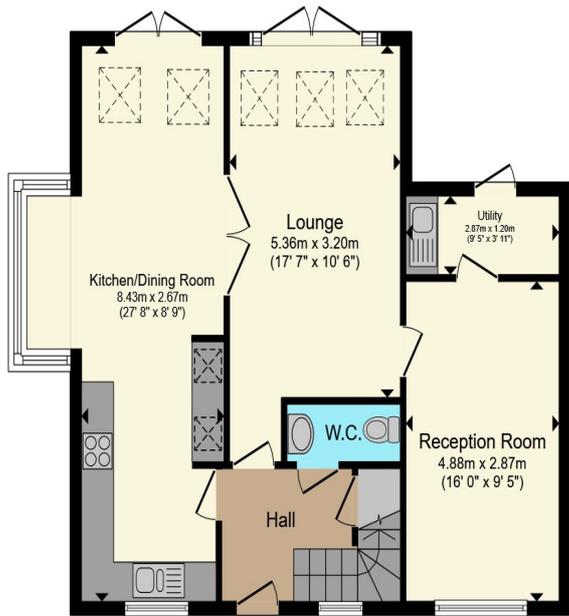
Family Bathroom

Comprising: bath, low level w.c, vanity wash hand basin, heated towel rail, double glazed obscured window to rear elevation

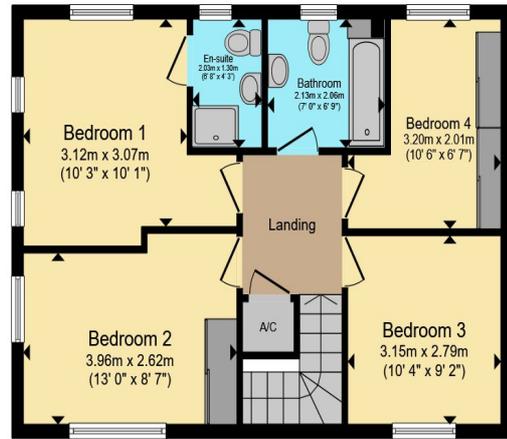
Rear Garden

Patio with lawns beyond, decked patio with covered area ideal for entertaining, gate to rear.





Ground Floor



First Floor

Total floor area 126.5 m² (1,361 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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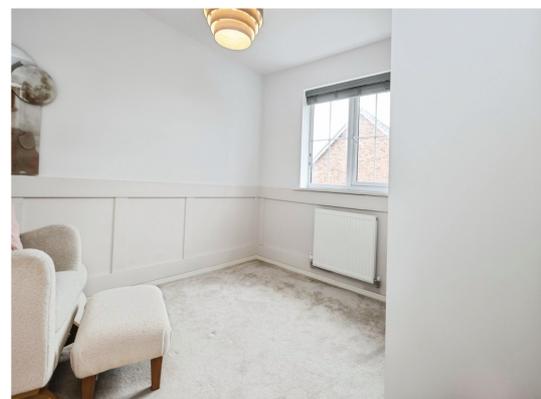
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316466 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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