

HUNTERS®

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Sandwell Grove

Cradley Heath, B64 5DB



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Offers In Excess Of £290,000



Front of The Property

To the front of the property there is a driveway leading to garage, decorative chipping stones and storm porch leading to entrance hall.

Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, access to various rooms, tiled floor, under stairs storage and a central heating radiator.

Lounge

18'0" x 9'6" (5.5 x 2.9)

Open from the entrance hall, comfortable space for seating, double glazed windows to front and side and two central heating radiators.

Kitchen Diner

15'5" x 9'6" (4.7 x 2.9)

Open from the entrance hall, fitted with a range of matching wall and base units, matching upstands and tiled splashback, one and a half sink and drainer, integrated oven, gas hob, extractor fan over, space for tall standing fridge freezer, plumbing for washing machine, pantry style pull-out larder cupboard, pull-out corner units, wine rack, housed central heating boiler, tiled floor, space for dining table, double glazed french doors leading to garden with fitted blinds, further double glazed window to front and a central heating radiator.

Cloakroom

Open from the entrance hall, door leading to WC, space for cloaks and shoes and tiled floor.

WC

With a door leading from the cloakroom, WC, wash hand basin, tiled splashback, extractor fan and a central heating radiator.

Landing

With stairs leading from the entrance hall and upper landing and doors to various rooms.

Bedroom One

15'5" x 14'9" max (4.7 x 4.5 max)

With a door leading from the landing and to en suite, fitted wardrobes, double glazed windows to front and side and a central heating radiator.

En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin, tiled splashback, extractor fan, shaving point, double glazed window to side and a chrome heated towel rail.

Bedroom Four/Office

8'2" x 7'6" (2.5 x 2.3)

With a door leading from the landing, fitted wardrobes, double glazed windows to front and side and a central heating radiator.

Landing

With stairs leading from the entrance hall and lower landing, doors to various rooms and a storage cupboard.

Bedroom Two

15'5" x 16'0" (4.7 x 4.9)

With a door leading from the landing, fitted wardrobes, loft access, double glazed window to front and a central heating radiator.

Bedroom Three

15'5" x 9'6" (4.7 x 2.9)

With a door leading from the landing, fitted wardrobes, double glazed windows to front and side and a central heating radiator.

Bathroom

With a door leading from the landing, bath with shower over, shower screen, WC, wash hand basin with tiled splashback, extractor fan, shaving point, double glazed window to side and a chrome heated towel rail.

Garage

With an up and over door leading from the front of the property, light, power and eaves storage.

Garden

With double glazed french doors leading from the kitchen diner to a patio seating area, decorative chipping stones, outside power and tap, fitted benches, artificial lawn and gated side access leading to driveway and garage.



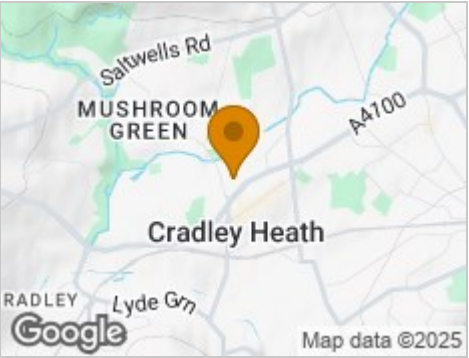
Road Map



Hybrid Map



Terrain Map



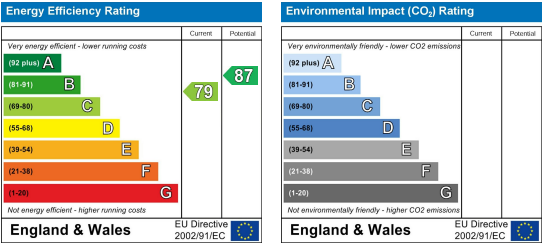
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.