



**Compton Road, Cradley Heath**  
B64 5BB

**Asking Price £475,000**



# Compton Road, Cradley Heath

## DESCRIPTION

This much loved and much improved house offers the perfect opportunity to acquire the definition of a turn key home. In brief the property consists of porch, entrance hall, utility room, downstairs cloakroom, sitting room, kitchen/breakfast room and living/dining room completing the downstairs. The first floor provides two double bedrooms, family bathroom and two further bedrooms. The top floor consists of large master bedroom and modern fitted en suite. To the rear is a private rear garden with sauna room and outbuilding posing as a home gym. The property is conveniently located a stones throw from Cradley Heath Train Station for commuters and social affairs, nearby High Street and play park. This truly is an opportunity hard to come by with viewings highly recommended to appreciate the charm the property offers. Fully completed with gas central heating and double glazing.



# ROOMS

## The Front of The Property

There is a tarmac driveway and a double glazed door to porch.

## Porch

With a double glazed door leading from the front of the property, double glazed windows to either side and a double glazed door to entrance hall.

## Entrance Hall

With a double glazed door leading from the porch, openings to various rooms, recessed spotlights, stairs to first floor landing and a central heating radiator.

## Sitting Room

27'2" x 12'9"

With an opening leading from the entrance hall, skylight above, recessed spotlights, doors to various rooms, bifold doors to garden, two double glazed windows to side and two central heating radiators.

## Utility Room/Office

9'10" x 6'2"

With a door leading from the sitting room, a double glazed window to front.

## Downstairs Cloakroom

With a door leading from the sitting room, W/C, hand wash basin into vanity unit and recessed spotlights.

## Kitchen/Breakfast Room

14'1" x 16'4"

With an opening leading from the entrance hall, a range of modern wall and base units, Belfast sink drainer, granite splashback and worktops, plumbing for washing machine, integrated

dishwasher, rangemaster cooker with matte cooker hood above, island with storage and breakfast seating, space for American style fridge freezer, opening to lounge/diner, double doors to garden, recessed spotlights and a central eating radiator.

## Lounge/Diner

14'1" x 11'1"

With an opening leading from the kitchen/breakfast room, feature fireplace with log burner, bay window to front with double glazed windows/stained glass, and a central heating radiator.

## First Floor Landing

With stairs leading from the entrance hall, doors to various rooms, stairs to master bedroom and a double glazed window to side.

## Family Bathroom

7'10" x 6'2"

With a door leading from the landing, W/C, handwash basin into vanity unit, tiled splashback, bath, shower unit with waterfall feature, recessed spotlights, double glazed window to rear and matte heated towel rail.

## Bedroom Five

7'10" x 5'10"

With a door leading from the landing, double glazed window to rear and a central heating radiator.

## Bedroom Three

11'1" x 10'9"

With a door leading from the landing, double glazed window to rear and a central heating radiator.

## Bedroom Two

11'1" x 9'6"

With a door leading from the landing, built in wardrobes, bay to front with double glazed windows, and a central heating radiator.

## Bedroom Four

6'10" x 13'1"

With a door leading from the landing, opening to walk in wardrobe, two double glazed windows to front and a central heating radiator.

## Master Bedroom

16'0" x 14'1"

With stairs leading from the first floor landing, built in wardrobes/storage, Juliette balcony with double doors, door to en suite, double glazed window to rear and a central heating radiator.

## En Suite

8'10" x 9'6"

With a door leading from the master bedroom, W/C, hand wash basin into vanity unit, complimentary marble tiling, freestanding bath, walk in shower with sliding door and waterfall feature, recessed spotlights, double glazed window to rear and a matte heated towel rail.

## Garden

With various doors leading from the property, slab patio with seating, rear lawn, sauna room, tier up to further slab patio providing access to gym and rear gated access.

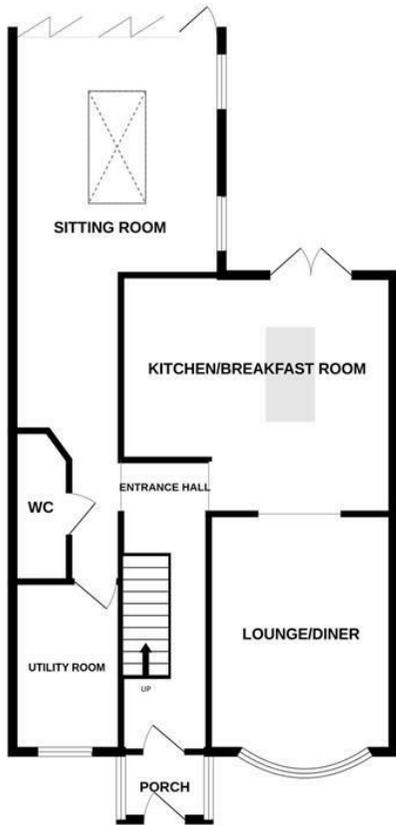
## Gym

23'11" x 11'1"

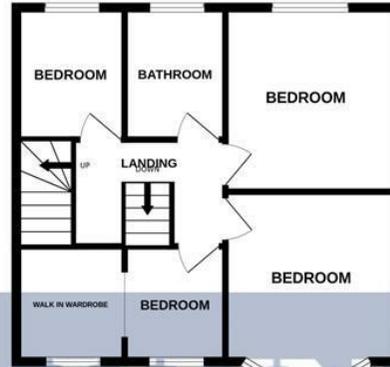
With double doors leading from the garden, power and air conditioning.



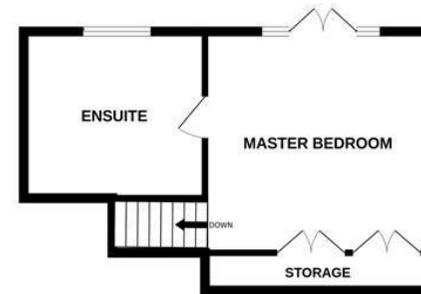
GROUND FLOOR



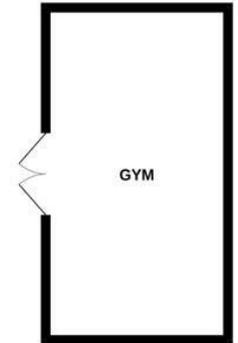
1ST FLOOR



2ND FLOOR

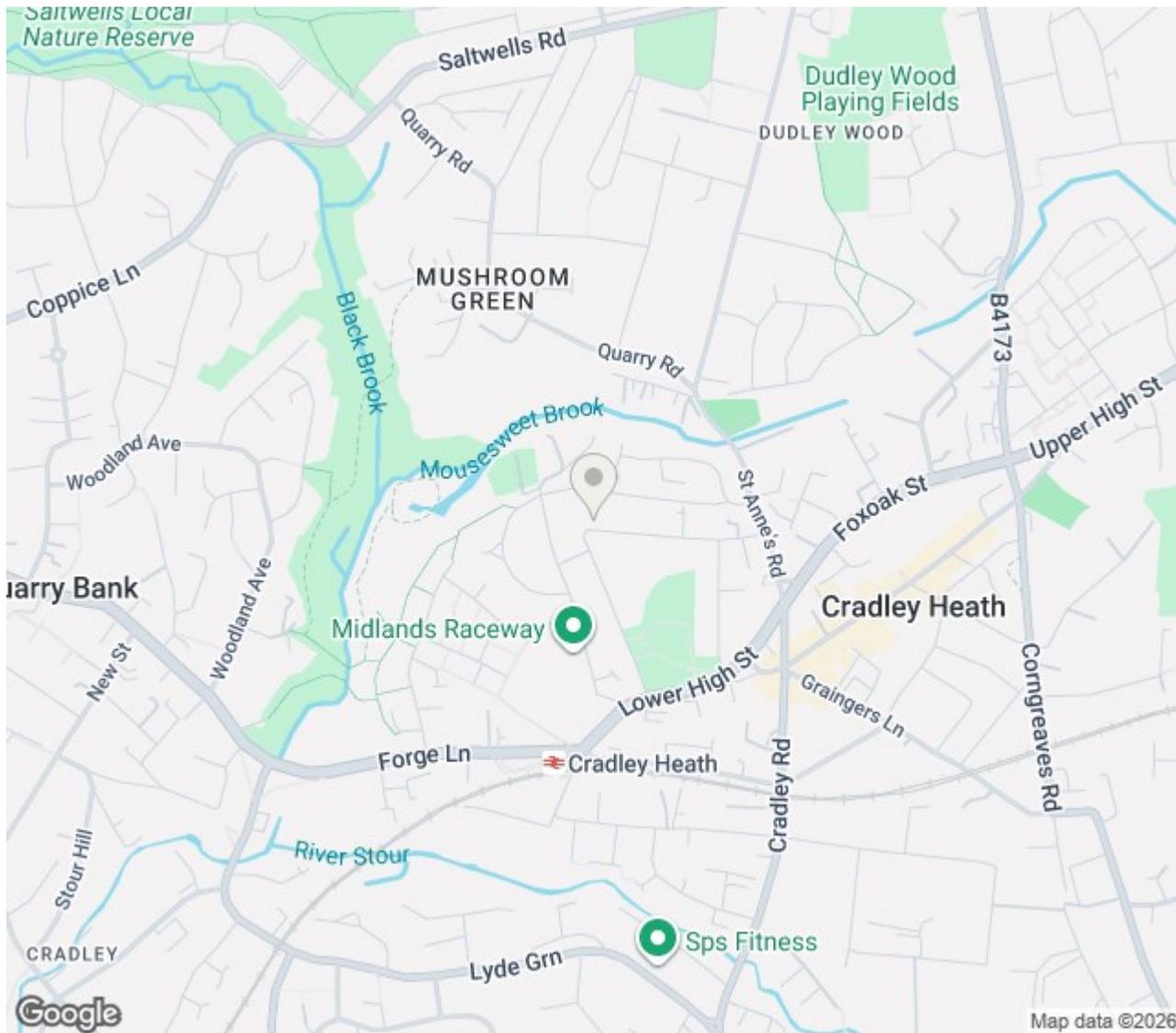


OUTBUILDING



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.  
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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### 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.

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