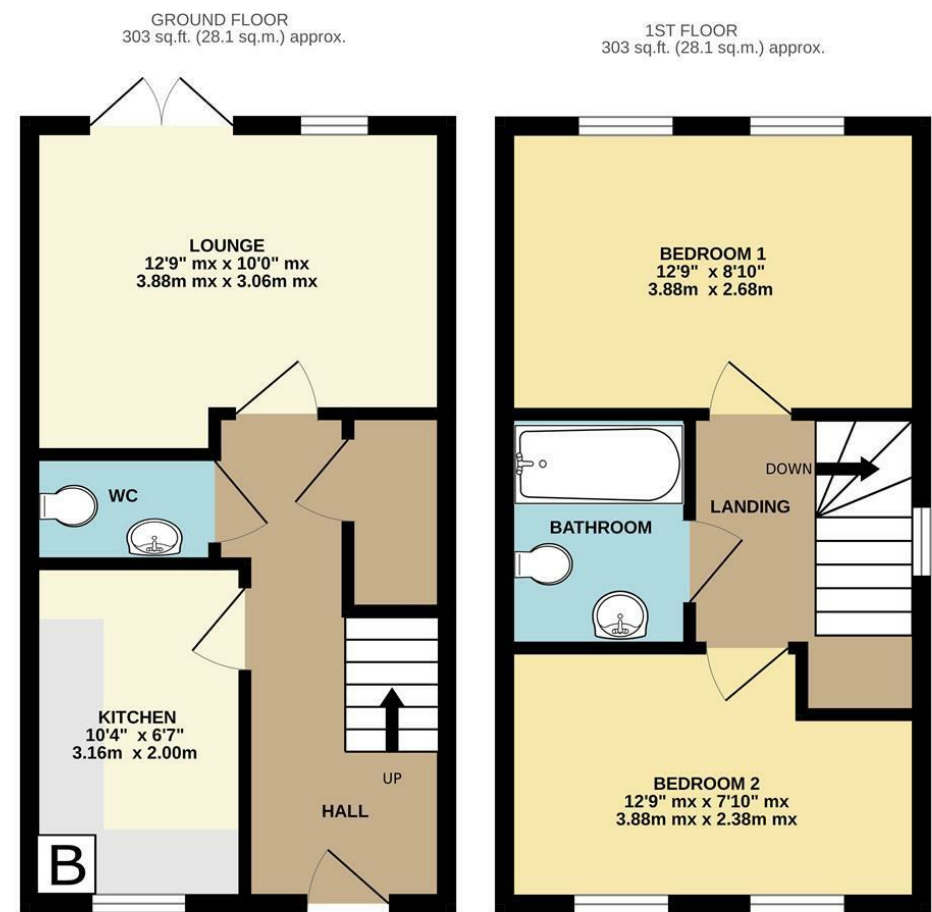


19 Graingers Lane, Cradley Heath, B64 6AH



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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.

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19 Graingers Lane, Cradley Heath



Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

****IDEAL FOR FIRST TIME BUYERS , FAMILIES OR LANDLORDS** **ADJACENT PARKING SPACE****

Superbly presented, modern two bedroom semi-detached property in this most convenient of locations for access to Cradley Heath train station and all local amenities. The property briefly comprises: entrance hall with storage cupboard, fitted kitchen, downstairs wc, spacious lounge, two double bedrooms and bathroom to first floor. The property further benefits from: private low maintenance rear garden, adjacent parking space to the rear of the property, gas central heating and double glazing. A FABULOUS OPPORTUNITY NOT TO BE MISSED. EARLY VIEWING HIGHLY RECOMMENDED. EPC: B

Asking Price £175,000 - Freehold

Hicks Hadley



Entrance Hall

With central heating radiator, under stairs storage cupboard, stairs to first floor and doors into:

Fitted Kitchen 10'4 x 6'7 (3.15m x 2.01m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, gas hob, extractor chimney over, plumbing for automatic washing machine, space for fridge freezer, splash back tiling, spotlights, tiled flooring, wall mounted Ideal boiler in cupboard and double glazed window to front elevation.

Downstairs WC

With low flush wc, vanity wash hand basin, heated towel rail, splash back tiling and tiled flooring.

Spacious Lounge 12'8 x 9'8 (max) (3.86m x 2.95m (max))

With central heating radiator, double glazed window to rear elevation and double glazed French doors into garden.

Landing

With loft hatch, double glazed window to side elevation and doors into:

Bedroom One 12'8 x 8'9 (3.86m x 2.67m)

With central heating radiator and two double glazed windows to rear elevation.

Bedroom Two 12'10 x 7'9 (max) (3.91m x 2.36m (max))

With central heating radiator and two double glazed windows to front elevation.

Bathroom

Having panel bath, shower over, shower screen, low flush wc, vanity wash hand basin, splash back tiling, tiled flooring and extractor.

Outside

Front: Having low level wall and railings to front border and steps up to front door.

Rear: With patio leading to artificial lawn and side entry gate offering access route to the allocated parking space at the rear.

Agents Note

EPC: B

COUNCIL TAX BAND: A



All mains services are connected (gas/water/electric).

We have been informed that the property is freehold. Please check this detail with your solicitor.

Broadband/mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

