

for sale

offers in the region of **£450,000**



## Sydney Road CRADLEY HEATH B64 5BA

A beautifully presented five bedroom semi-detached Victorian home, full of charm and character, showcasing an abundance of original period features throughout. This impressive property offers spacious and highly versatile accommodation, ideal for modern family living. Offered for sale with NO UPWARD CHAIN. Briefly comprising: porch, entrance hall, dining room, lounge, kitchen, utility room, downstairs shower room, cellar room, four bedrooms in the main house, family bathroom, Annex with fifth bedroom and shower room, rear garden & driveway. Viewing is recommended to

# Sydney Road CRADLEY HEATH B64 5BA

## Approach

There is a gated driveway to the front of the property, with further gated access to the rear garden, front door opening to:

## Porch

Door to hallway.

## Entrance Hall

Tiled flooring, stairs up to first floor accommodation, two central heating radiators, door with stairs down to cellar room, doors & archway leading to:

## Lounge

Victorian feature fireplace, central heating radiator, double glazed French doors opening to rear garden.

## Dining Room

Central heating radiator, Victorian fireplace, double glazed bay window to front elevation, double glazed window to side elevation, archway to:

## Kitchen

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated dishwasher, range cooker, space for American fridge/freezer, part tiling to walls, tiled flooring, three double glazed windows to side elevation, door to rear garden, opening to:

## Utility Room

Fitted with wall and base units with work surfaces over, sink and drainer, space and plumbing for appliances, central heating radiator, part tiled walls, boiler, tiled flooring, door to:

## Downstairs Shower Room

A convenient downstairs shower room with low level W.C, wash hand basin, tiled splashback, shower cubicle, extractor fan, double glazed obscured window to rear elevation.

## Cellar Room

A cellar room that has a range of different uses such as a games room, fitted with lighting, electrics, central heating radiator, double glazed obscured window to front elevation.

## Landing

A grand landing with doors to:



## Bedroom One

Central heating radiator, Victorian fireplace, double glazed window to side elevation, double glazed window to front elevation.

## Bedroom Two

Victorian fireplace, central heating radiator. double glazed window to rear elevation.

## Bedroom Three

Victorian fireplace, central heating radiator, double glazed window to side elevation.

## Bedroom Four

Central heating radiator, double glazed window to front elevation.

## Large Family Bathroom

Low level W.C, large walk in shower, pedestal wash hand basin, heated towel rail, central heating radiator, spotlights to ceiling, tiled walls, two double glazed obscured windows to side elevation, window to side elevation.

## Annex/Bedroom Five

Electric heater, spotlights to ceiling, double glazed window to side elevation, door to:

## Annex Shower Room

Tiled flooring, low level W.C, vanity wash hand basin, shower cubicle, extractor fan, spotlights to ceiling, double glazed obscured window to front elevation.

## Rear Garden

Patio area, lawn beyond, path and door opening to Annex, metal shed, artificial grass to rear, outside tap.

## Parking

The property has a driveway to the front that can be made bigger by moving the gate further back. There is also permit parking on the road outside the property, this is £25 per car per year.

## Viewing Notes

Please ensure that you park on the car park over the road from the property when viewing, instead of in the street outside the house and there is permit parking in place





Total floor area 204.6 m<sup>2</sup> (2,202 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



To view this property please contact Connells on

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Property Ref: HSW316638 - 0003

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**view this property online**  
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