

**AP MORGAN**



**Sutherland Road, Cradley Heath, West**  
£1,050 per month



**Features:**

- Available from mid September
- Semi Detached
- 2 Double Bedrooms
- Cul-de-sac Location
- Spacious lounge
- Off Street Parking
- Ample Storage
- Transport Links and Local Amenities
- Double driveway & well-presented rear garden

**Description:**

Available from mid September a beautifully presented 2 double bedroom semi-detached home in the heart of Cradley Heath, offering modern interiors, off-road parking for two vehicles, and a generous rear garden with patio, lawn, shed, and pond. Ideally located on Sutherland Road, with excellent transport links and local amenities nearby.

The property is set back from the road and benefits from a large tarmac driveway with space for two vehicles, providing convenient off-road parking. A secure side gate offers access to the rear garden.

Upon entering, a central hallway leads to a bright and spacious lounge at the rear of the property, perfect for relaxing or entertaining. At the front, the modern kitchen is well-appointed with ample worktop and cupboard space and overlooks the front aspect. A useful under-stairs cupboard adds extra storage.

Upstairs, the home features two double bedrooms, both offering comfortable proportions and flexibility for various furniture arrangements. The main bedroom is generously sized, while the second bedroom is ideal for guests, children, or use as a home office. A contemporary family bathroom completes the first floor.

The rear garden offers a lovely outdoor space with a paved patio area leading to a large lawn, perfect for summer gatherings or quiet evenings. A shed provides practical storage, and a small pond adds a charming touch to the garden's character.





Sutherland Road is a quiet and well-regarded residential street in Cradley Heath. The area is popular for its excellent transport links, including nearby Cradley Heath train station with direct services to Birmingham. Local amenities, schools, and green spaces are all within easy reach, making this an ideal location for commuters, families, and first-time buyers alike.



**Details:**

**Hallway**

**Kitchen** 3.73 x 1.93

**Lounge** 3.91 x 3.84

**Landing**

**Bedroom 1** 3.49 x 2.96

**Bedroom 2** 2.48 x 2.92



**EPC Rating: D**

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

Property to sell?

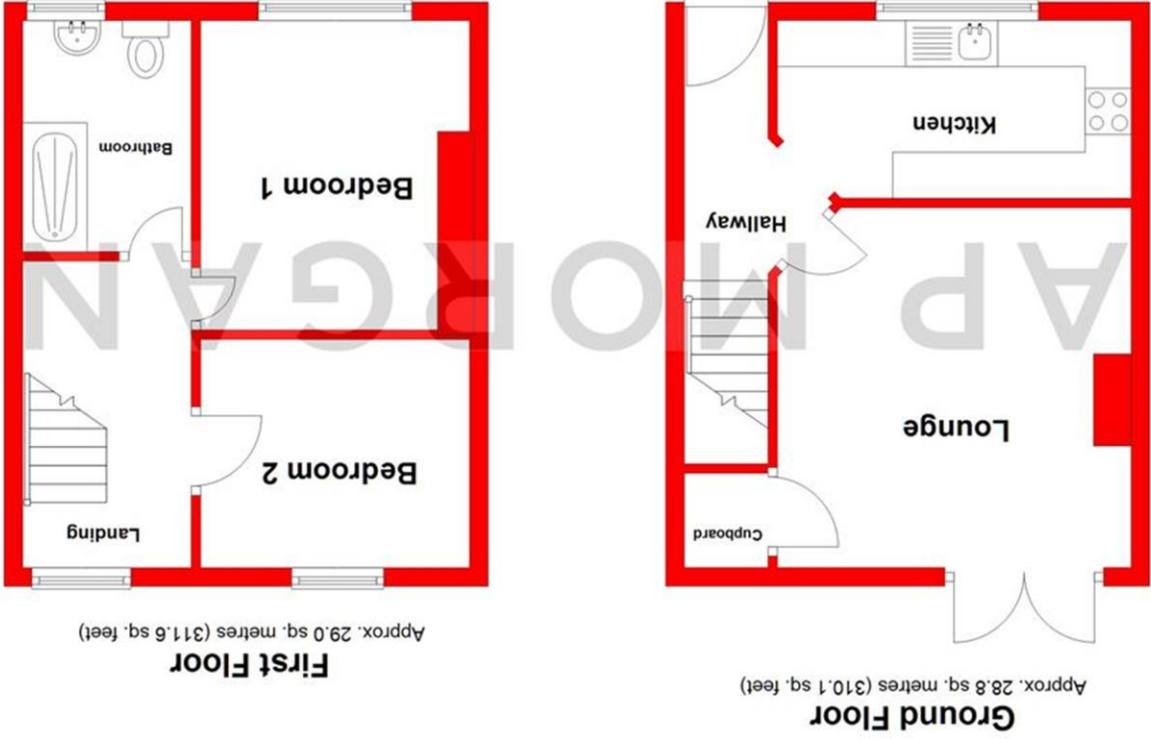
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Total area: approx. 57.8 sq. metres (621.7 sq. feet)

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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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