

**AP MORGAN**



**Sherbourne Road, Cradley Heath, West Midlands**  
Offers in the region of £300,000



### Features:

- Three bedroom semi detached
- Completely renovated throughout
- Cul de sac location
- Utility Room
- Garage
- Shower Room
- Driveway for multiple vehicles
- Council Tax Band - C

### Description:

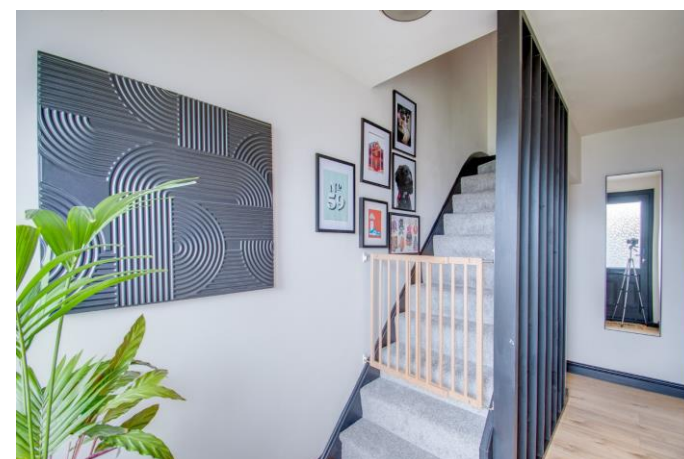
Introducing this completely renovated three-bedroom semi-detached home with top-of-the-range electric radiators throughout, a spacious kitchen/diner, and off-road parking for multiple vehicles, all situated within a desirable cul-de-sac.

Situated in a fantastic central location close to Old Hill train station for transport links into Birmingham city centre. Just a short distance away from Haden Hill Park and garden for beautiful walks around the grounds. 1 mile from Rowley Regis town centre for supermarkets and other amenities.

Inside, the layout comprises an entrance hall, a lounge with a feature log-burning stove, and sliding barn doors opening out to the kitchen/diner with integrated wall oven, hob, and dishwasher. Completing the ground floor is a utility room and garage.

Upstairs on the first floor are three bedrooms, two of which are generous doubles. Completing the first floor is a shower room with a walk-in double shower.

Outside, to the front of the property, is a spacious driveway for multiple vehicles and gated access to the rear, which features a generous-sized lawn.





**Details:**

**Entrance Hall**

**Lounge** 13'1" (max) x 11'5" (4m (max) x 3.48m)

**Kitchen/ Diner** 18'11" (5.77) x 25'3" (7.7) (both max)

**Utility Room** 5'8" x 7' (1.73m x 2.13m)

**Garage** 9'7" x 7' (2.92m x 2.13m)

**First Floor Landing**

**Master Bedroom** 13'9" x 11'6" (4.2m x 3.5m)

**Bedroom Two** 11' x 11'6" (3.35m x 3.5m)

**Bedroom Three** 7'9" x 7'10" (2.36m x 2.4m)

**Shower Room** 7'2" x 9'8" (2.18m x 2.95m)



**EPC Rating:** F

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

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?

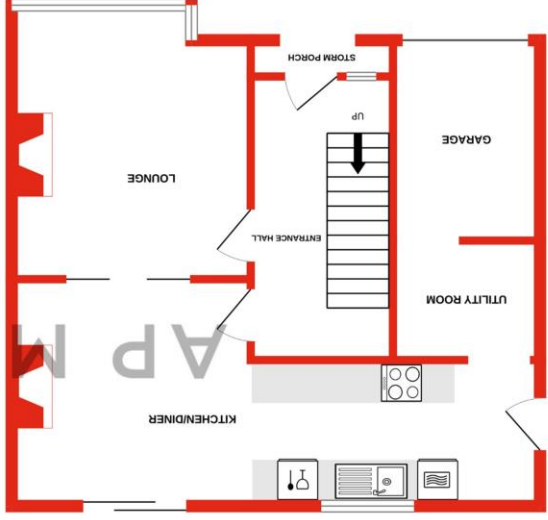
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

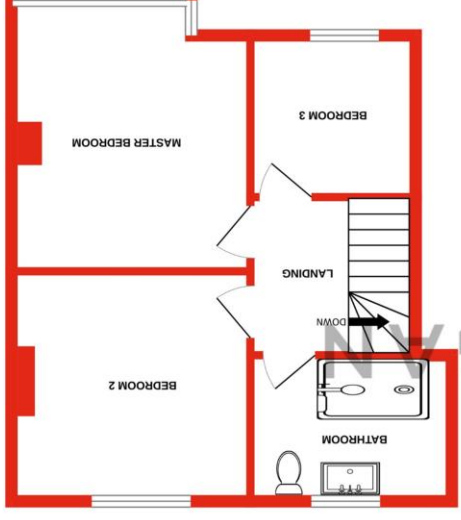
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
563 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or dimensions 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 a guide 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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