



86 Waterfall Lane
Cradley Heath
B64 6RJ

Guide Price £220,000



Lex Allan Grove - Land & New Homes are proud to present this three storey, semi detached house in a great location, close to amenities and transport links. The property has been finished to a high standard and includes fully integrated appliances, turfed gardens and flooring throughout.

Briefly comprising of Entrance Hall, a well equipped kitchen, Lounge/ dining room, W/C, 2 Bedrooms and a Family Bathroom to the first floor, a dressing room/ office, bedroom two and an en-suite shower room to the second floor, Rear Garden and off street parking to the front.

Waterfall Lane is situated in Cradley Heath and is close to Old Hill Train Station, bus routes and the amenities in Blackheath, Cradley Heath and Old Hill. The Canal network is on your doorstep, offering walks and Haden Hill Park is a short distance away.



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Freehold

Approach

The property is approached via a flag stone effect, pressed concrete driveway with off street parking, access to the rear garden and a ramp leading to the front door.

Entrance Hall

The entrance has a composite panel door to the front aspect, wood effect flooring, stairs to the upper floors, a radiator and a door to the kitchen.

Kitchen 8'2" (max) x 10'6" (max) (2.51 (max) x 3.21 (max))

The kitchen is finished to a very high standard with ivory gloss effect wall and base units, wood effect work tops, integrated slimline dishwasher, washing machine, fridge/freezer and a stainless steel cooker, gas hob and cooker hood. There is a uPVC window to the front aspect, gloss stone effect floor tiles, a chrome heated towel rail, down lights and a Vaillant combination boiler housed in one of the units.

Lounge/ Dining Room 16'4" (max) x 11'5" (max) (4.98 (max) x 3.48 (max))

The lounge/ dining room has a uPVC door and window to the rear aspect, down lighters, a radiator, TV point, wood effect flooring, heating control panel and a consumer unit.

Downstairs Cloakroom

The ground floor cloakroom has a white low level flush WC and sink vanity unit, stone effect tiling to the walls and floor and an extractor fan.

First Floor Landing

There are stairs to the second floor, a radiator and doors to bedroom one, bedroom three and the bathroom.

Bedroom One 11' 5" x 11' 8" (3.48 x 3.58)

Bedroom One has two uPVC windows to the rear aspect and a radiator.

Bathroom

There is a uPVC window to the side elevation, stone effect tiling to the walls and floor, a chrome heated towel rail and a white suite comprising: low level flush WC, sink/ vanity unit and a bath with shower and screen.

Bedroom Three 7' 10" (max) x 11' 5" (max) (2.41 (max) x 3.48 (max))

Bedroom three has two uPVC windows to the front aspect and a radiator.

Second Floor Landing

There is a skylight window to the front aspect and doors to the dressing room and bedroom two.

Dressing Room/ Home Office 5' 4" x 5' 10" (1.65 x 1.8)

The dressing room has a skylight window to the rear aspect.

Bedroom Two 9' 4" (max) x 7' 11" (max) (2.87 (max) x 2.43 (max))

Bedroom two has a uPVC window to the side aspect, a skylight window to the front aspect, a radiator and a door to an en-suite shower room.

En-suite shower room

The en-suite shower room has a skylight window to the rear aspect, stone effect tiling to the walls and floor, a chrome heated towel rail and a white suite comprising: corner shower cubicle, low level flush WC and a sink/ vanity unit.

Rear Garden

The rear garden has a flag stone effect path to the rear and side of the property and a lawn.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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