



**89 Sutherland Road**  
**Cradley Heath, B64 6EB**

**Offers In The Region Of £280,000**



## Property Description

A modern build three storey, three bedroom, end terraced property, within walking distance to convenient amenities and a short commute away from Cradley Heath train station.

This well presented property benefits from an allocated garage and off street parking to the rear and is briefly comprising of; entrance hall, fitted kitchen, downstairs WC and lounge. First floor accommodation comprises of family bathroom and three bedrooms, with stairs leading to second floor accommodation and the master bedroom and en-suite shower room.

A landscaped garden is enclosed to rear with side access and a patio area with a fitted veranda over. Ideal for sitting out on a summers day. EPC - TBA / CT Band - C

## Approach

Gated access available to the front with a small pathway and gravelled chippings laid. gated public right of way access is available to the side of the building but is rarely in use.

## Entrance Hall

Stairs leading to first floor accommodation, with under stairs recess available. Doors leading to lounge, fitted kitchen and downstairs WC. Tiled throughout.

## Downstairs WC

Two piece suite comprising of; low level flush WC and pedestal wash hand basin. Window to front. Tiled throughout.

## Fitted Kitchen

Good range of eye and low-level units incorporating: 1.5 ceramic sink and drainer unit, built in electric hob with extractor hood built over, built in electric double oven and grill, integral microwave, plumbing for a washer and recess for a tall freestanding fridge freezer. Built in pantry space housing combi boiler. Bay window to front with tiled flooring.

## Lounge

Patio doors and window to rear. Coving. Laminate flooring.

## First Floor Landing

Doors to three of the bedrooms and the family bathroom. Two built in storage cupboards available. Stairs leading to second floor accommodation.

## Bedroom Two

Window to rear. Built in wardrobe storage.

## Bedroom Three

Window to front. Built in wardrobe storage.

## Bedroom Four

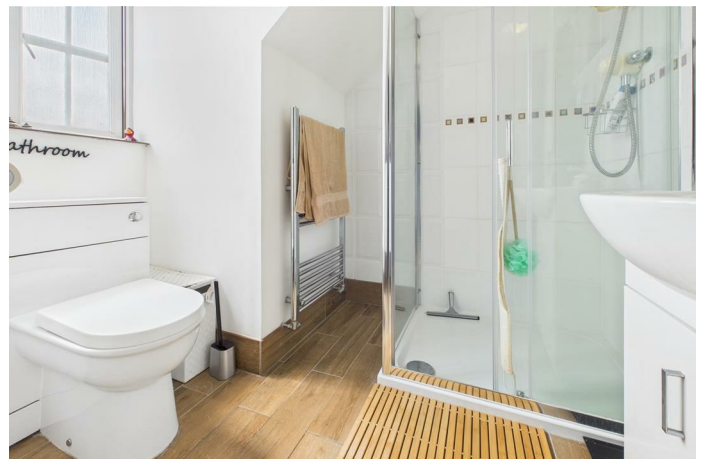
Window to rear.

## Family Bathroom

Window to front. Three piece suite comprising; paneled bath with mains fed shower unit over, pedestal wash hand basin and low-level flush WC. Partly tiled walls and vinyl flooring. Heated towel rail installed.

## Second Floor Landing

Door to Master Bedroom.





### Master Bedroom

Window to front. Two separate built in wardrobe storage facilities, with additional storage within the eaves. Door to en-suite shower room.

### En-suite Shower Room

Window to rear. Three piece suite comprising; separate single shower cubicle with mains fed shower unit installed, vanity unit wash hand basin and low-level flush WC. heated towel rail installed. Partly tiled walls and tiled flooring.

### Garage

Allocated to the rear of the property in a separate block. Communal and allocated parking available.

### Freehold

We are advised by the vendor that the property is freehold. The title includes restrictive covenants. Details are available from the BKK office on 0121 550 4151.

Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

### Rear of Property

A hardscaped garden is enclosed to rear with side access and a patio area with a fitted veranda over. An abundance of plotted plants are laid also.





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