

AP MORGAN



**Printers Drive, Cradley Heath**  
Asking Price £240,000

**Features:**

- Mid-terraced property
- Three bedrooms
- Generous lounge space
- Well-equipped kitchen
- Modern fit bathroom
- Great, low maintenance rear garden
- Two allocated parking spaces with electric charging
- Situated in a quiet location

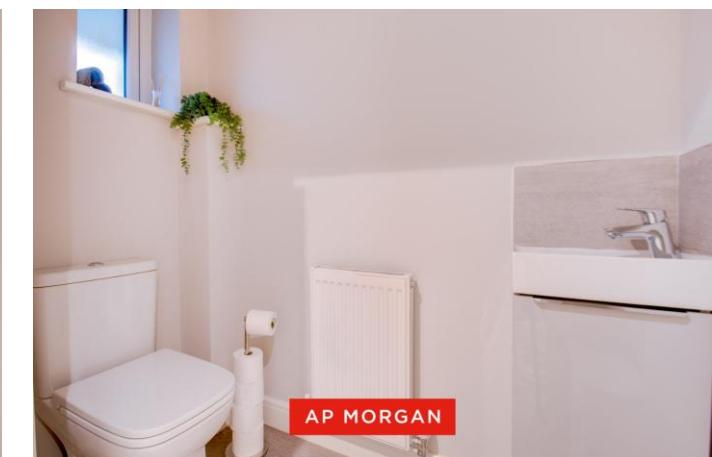
**Description:**

Introducing this beautifully presented mid-terraced home offering three bedrooms, a generous lounge space, a well-equipped kitchen, a low-maintenance rear garden, and the added benefit of two allocated parking spaces with electric charging points at the front, situated in Cradley Heath.

On arrival into a quiet close, the front of the property offers two allocated parking spaces with charging points for electric vehicles, followed by a path leading up to the entrance, with artificial grass laid on either side.

On entry, the ground floor initially brings you into the hallway, comprising the stairs up to the first floor with space underneath, ideal for coat and shoe storage. To the left of the hallway is the WC, fitted with a toilet and wash basin, with the modern kitchen to the right, well-equipped with ample storage cupboards and worktop space, an integrated fridge/freezer, oven with electric hob and extractor hood, and a dishwasher. Back through the hall leads you to the lounge, a generous space for comfort and family entertainment, with French doors opening onto the rear garden and a storage cupboard in the corner.

The first floor brings you across the landing into the first bedroom, a spacious double with ample space for comfort and storage units, including a storage cupboard in the corner; a second bedroom, a good-sized single; and a third bedroom, also comprising a storage cupboard, perfect for a nursery or office space. The family bathroom is also located on the first floor and comprises a toilet, wash basin with under-sink storage cupboards, and a large shower cubicle.



The rear garden initially leads you onto the patio, with artificial grass laid in the middle, keeping the garden low maintenance. There is a further patio area at the back featuring a shed, ideal for additional storage, and a covered pergola, perfect for outdoor furniture and dining.

Situated in a quiet location in Cradley Heath, this property benefits from excellent local schooling and amenities, with parks within a short distance. For commuters, various bus services run nearby offering regular services, and Old Hill train station is local to the property.

**Details:**

**Hallway**



**Kitchen** 16'5" x 7'8" (5m x 2.34m) Both Max

**Lounge** 16'2" x 14'5" (4.93m x 4.4m) Both Max

**WC** 5'10" x 3' (1.78m x 0.91m)

**Landing**

**Bedroom One** 11'8" x 14'4" (3.56m x 4.37m)

**Bedroom Two** 11'8" x 7'3" (3.56m x 2.2m)

**Bedroom Three** 8'2" x 6'10" (2.5m x 2.08m)

**Bathroom** 6' x 8'4" (1.83m x 2.54m)



**EPC Rating:** B

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

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

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



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