



Offers in the Region Of £219,950

## OVERVIEW

A PERIOD DETACHED home brimming with original and replica features including a MINTON tiled hall floor, doors and stained glass windows. The SPACIOUS and WELL PRESENTED accommodation comprises: Porch, hallway with cellarette, bay fronted lounge, dining room, kitchen, landing, three bedrooms, a LARGE bathroom, and an attached single garage, and all being set behind walled and gated gardens to the front, side and rear. Conveniently located within walking distance of Netherton and only minutes from the popular Merry Hill Shopping Centre. FREEHOLD. EPC=E

## DESCRIPTION

The property is entered via a storm porch with double doors. There is an impressive original central door with stained glass decorative panels and surrounds which opens into a hallway having a stunning Minton Tiled floor and a staircase leading to the first floor with cupboard below. The lounge has a bow window with stained glass insets, a fire place, a side window, laminate flooring and sliding doors separating the dining area. The dining room has continuation of the laminate flooring, patio doors to the side and a window to the rear. The kitchen is fitted with a range of wall and base units with light fronted doors and has a window overlooking the garden. A door from the hall provides access to the single attached garage. The landing has a feature window to the side and period doors off to all rooms. The main bedroom has a window to the side. There are two further bedrooms ( a double and a single) situated to the front of the property. There is a larger than average house bathroom fitted with a white three piece suite with a shower over the bath. This room has dual aspect windows and an airing cupboard. Outside the property sits behind a walled and gated fore garden with further gardens to side and rear. FREEHOLD.



## ACCOMMODATION

Entrance Porch

Entrance Hallway 13' 1" x 6' 1" (4.00m x 1.86m)

Lounge 12' 0" x 12' 2" (3.65m x 3.70m)

Dining Room 12' 11" x 10' 8" (3.94m x 3.25m)

Kitchen 9' 8" x 7' 6" (2.94m x 2.28m)

Garage 17' 10" x 8' 2" (5.44m x 2.50m)

First Floor Landing

Bedroom 1 13' 0" x 10' 8" (3.96m x 3.24m)

Bedroom 2 12' 0" x 9' 11" (3.65m x 3.03m)

Bedroom 3 8' 7" x 8' 3" (2.61m max, 2.09m min x 2.51m)

Family Bathroom 9' 5" x 7' 5" (2.88m x 2.27m)

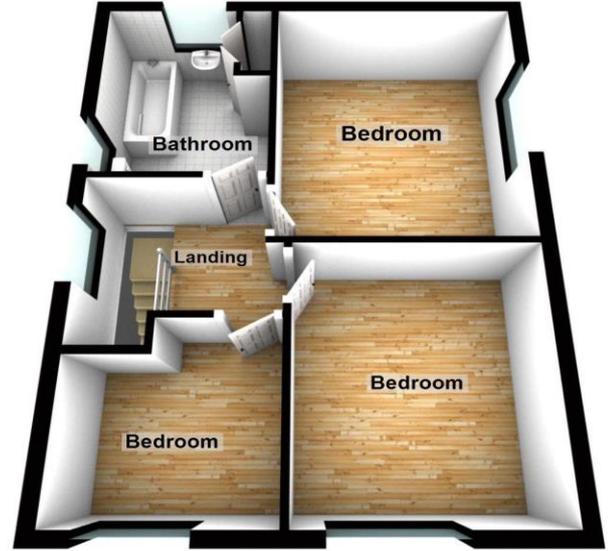
**Ground Floor**

Approx. 57.8 sq. metres (622.7 sq. feet)

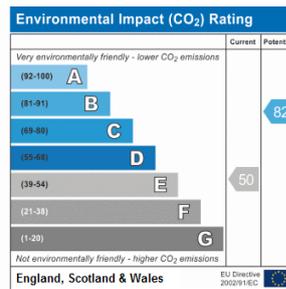
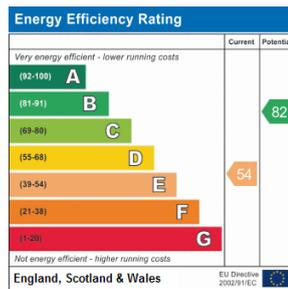


**First Floor**

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 100.9 sq. metres (1085.5 sq. feet)



Address:  
Cinder Bank

- The property details have been prepared with care, are believed to be correct, and have (where appropriate) been approved by the vendors. They are intended as a guide only and do not constitute part or all of an offer or contract.
- As the sellers agent we are not surveyors or conveyancing experts and as such do not comment on the condition of the property, or issues relating to the title or other legal issues that may affect this property, unless we have been made aware of such matters, interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- <sup>1</sup> The measurements should NOT be relied upon as they are indicated for guidance only and are usually the maximum measurements which may take into account alcoves and recesses.
- Photographic images will contain items that may be excluded from the sale. Only items specifically mentioned in these details are included in the sale price.
- Fixtures, fittings, equipment and services have not been tested and we are not aware if they are in full working order unless we have been informed otherwise by the owner(s).
- Where a property has been extended, altered or converted does not infer that suitable planning permissions or building regulation consents have been obtained from the relevant authorities.
- MONEY LAUNDERING - Prospective purchasers will need to provide suitable identification together with proof of deposit and funding arrangements prior to proceeding to purchase.

ANY INTERESTED PARTIES CONCERNED ABOUT ANY OF THE ABOVE SHOULD CONTACT THE AGENT OR EMPLOY THEIR OWN PROFESSIONALS TO MAKE ENQUIRIES PRIOR TO MAKING ANY TRANSACTIONAL DECISIONS

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

THE MISREPRESENTATION ACT 1979