



44 COMPTON ROAD  
CRADLEY HEATH

**Taylor's**

# 44 COMPTON ROAD CRADLEY HEATH

*A super end positioned period home.*

Lounge

Front garden

With access to front door and access to own entrance to the rear garden

Entrance Hall

With lovely original tile floor

Front Sitting Room

14' 11" into bay x 10' 4" (4.54m x 3.15m)

With double glazed bay window, ceiling cornicing, ceiling light rose, attractive fireplace with electric fire

Lounge

13' 8" x 12' 10" (4.16m x 3.91m)

With attractive period style fireplace with tiled inset, double glazed sliding doors to the garden

Rear Vestibule

6' 4" x 4' 4" (1.93m x 1.32m)

With panelled walls, cloak hanging space and double glazed door to the garden

Breakfast Kitchen

11' 11" max x 8' 11" (3.63m x 2.72m)

With space for table, Attractive range of floor cupboards with oven, hob and cooker hood

Utility room

9' 4" max x 9' 1" max (2.84m x 2.77m)

With range of units and recesses for appliances. WC

Pleasant Landing

Spacious Bathroom

9' 9" x 8' 4" max (2.97m x 2.54m)

having panel bath, WC, handbasin and corner shower cubicle. Original feature corner cupboard

Bedroom 1

13' 8" x 0' 0" (4.16m x 0.00m)

Bedroom 2

12' 11" x 7' 10" (3.93m x 2.39m)

having wardrobe recess

Bedroom 3

9' 8" x 8' 4" (2.94m x 2.54m)

Rear Garden

A lovely feature thoughtfully laid out and a good size. Excellent good size yard/patio with its own entrance to the front, sitting area, cottage style gardens beyond and access through trees to further gardens with sitting areas. Access then through trellising to additional area with Shed and rear gate

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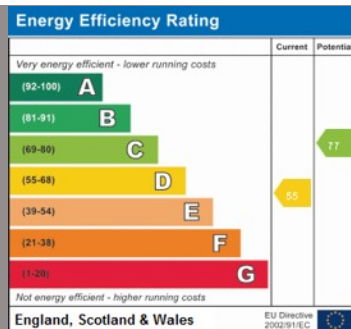


A super end positioned period home. Delightfully modernised and **HAVING LOVELY CHARACTER FEATURES**. With new roof, gas radiator heating and double glazing internal inspection highly recommended - Hall with superb **ORIGINAL TILED FLOOR**, front Sitting Room, Spacious Lounge, Vestibule, Lovely Breakfast Kitchen with space for table, fitted Utility and WC, **THREE BEDROOMS**, Large upstairs Bathroom with separate shower. Delightful Good size Rear Garden. All main services connected. Broadband/Mobile coverage://[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band B. EPC- . Construction - brick, reslated roof

MISREPRESENTATION ACT 1967

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Agents contact details:  
 19 - 21 HAGLEY ROAD,  
 HALESOWEN  
 B63 4PU  
 T. 0121 550 3978  
 e. halesowen@taylorsestateagents.co.uk

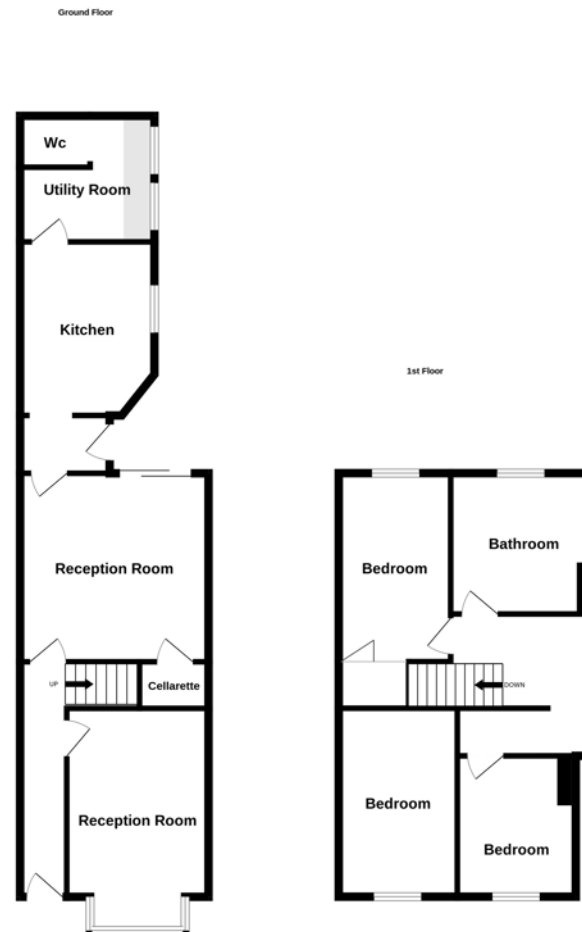
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