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SALES & LETTINGS

Foredraft Street, West Midlands, B63 2DD

Asking Price £219,950

https://www.abodemidlands.co.uk

This is a three-bedroom house offered with no onward chain, situated in a sought-after area within 0.5 miles of West Midlands Hospital. The property is also close to excellent transport links into Birmingham City Centre, local amenities and a range of nearby primary and secondary schools, including Cradley CofE Primary, Colley Lane Primary Academy, Windsor High School and Sixth Form and The Earls High School.

The property comprises an entrance hallway, fitted kitchen, garage, spacious lounge/diner and conservatory. The kitchen includes fitted storage, worktops, sink, four-ring hob, extractor, oven and grill, with space for additional appliances. The garage contains the central heating boiler and utility meters.

The lounge/diner has panelled flooring and French doors leading into a bright conservatory, which also provides access to the rear exterior.

Upstairs there are three bedrooms, with two overlooking the rear and one to the front. The third bedroom also has built-in storage. The family bathroom has a bath with electric shower, WC and wash basin, along with tiled surfaces, a heated towel radiator, extractor fan and ceiling spotlights.

Overall, this is a practical three-bedroom family home in a convenient location, with a garage, conservatory, fitted kitchen, rear outdoor access and the benefit of no onward chain.

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Hallway
Accessed via a composite front entrance door, the welcoming hallway features a central heating radiator, staircase rising to the first-floor landing, smoke alarm and oak veneer internal doors leading to the principal rooms.

Kitchen
The kitchen benefits from a UPVC double-glazed window to the front elevation and is fitted with a range of matching wall and base-level storage cupboards and drawers, complemented by drop-edge work surfaces.

Integrated appliances include a one-and-a-half bowl stainless steel sink and drainer with mixer tap, four-ring hob with stainless steel extractor hood, oven and grill. There is also space and plumbing for additional under-counter appliances. Spotlighting is fitted to the ceiling.

Garage
The garage features an up-and-over door to the front elevation and houses the central heating combination boiler, gas and electricity meters, carbon monoxide detector and electrical consumer unit.

Lounge/Diner
A spacious lounge/diner featuring attractive panelled flooring throughout, central heating radiator, master telephone point and TV aerial point. UPVC double-glazed French doors, complemented by adjoining windows, provide access to the conservatory.

Conservatory
The conservatory enjoys UPVC double-glazed windows to all elevations, creating a bright and versatile additional reception space. UPVC double-glazed doors provide access to the rear exterior.

Landing
The first-floor landing provides access to all three bedrooms and the family bathroom.

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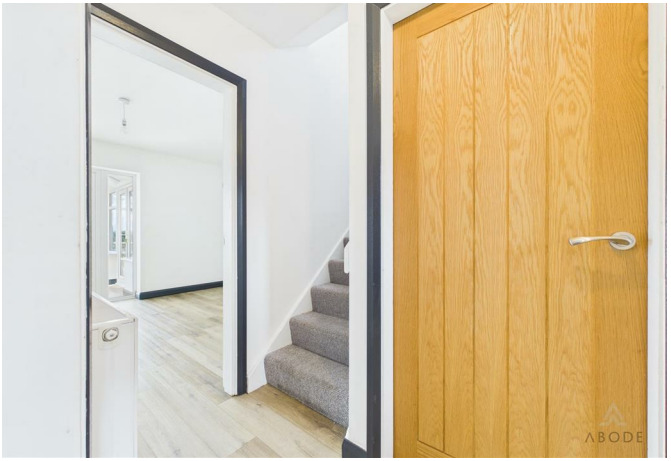
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Bedroom One

A well-proportioned double bedroom featuring a UPVC double-glazed window overlooking the rear elevation and a central heating radiator.

Bedroom Two

A second bedroom with a UPVC double-glazed window to the rear elevation and central heating radiator.

Bedroom Three

A further bedroom with a UPVC double-glazed window to the front elevation, central heating radiator and useful built-in storage cupboard with shelving.

Family Bathroom

The family bathroom features a UPVC double-glazed frosted window to the front elevation and a three-piece suite comprising low-level WC with dual-flush cistern, wash hand basin with mixer tap and panelled bath with glass shower screen and electric shower over.

The room is complemented by part/fully tiled walls and flooring, a heated towel radiator, extractor fan and ceiling spotlighting.

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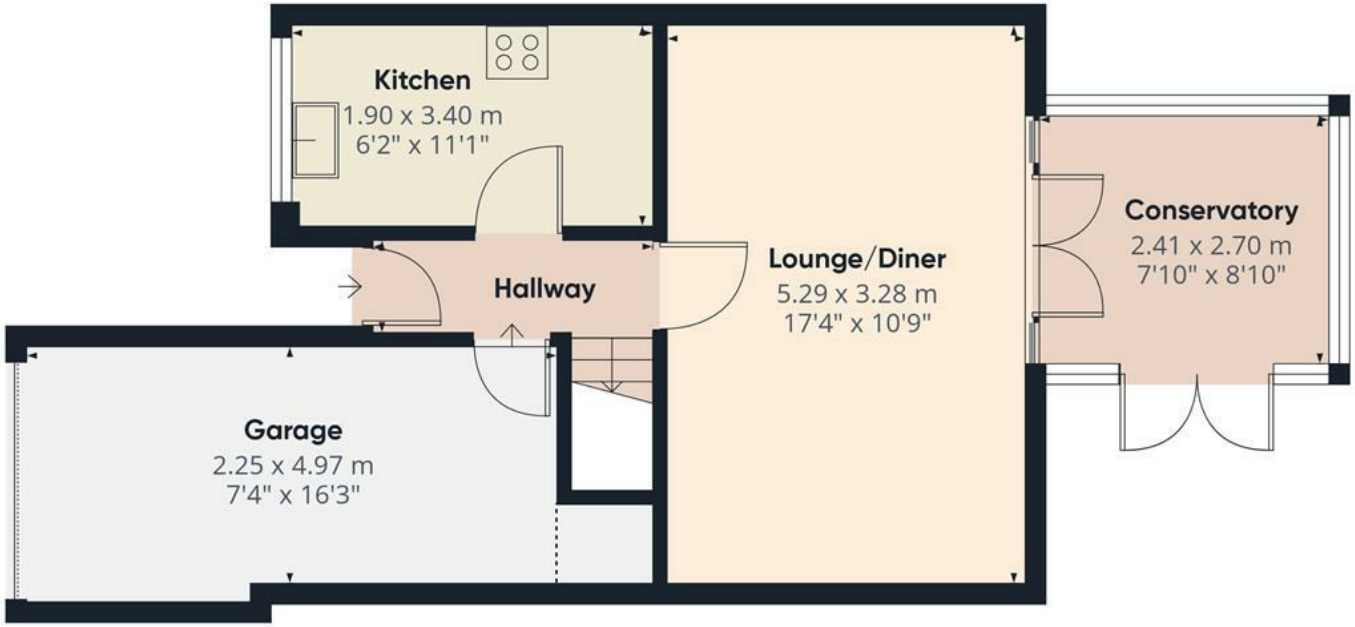
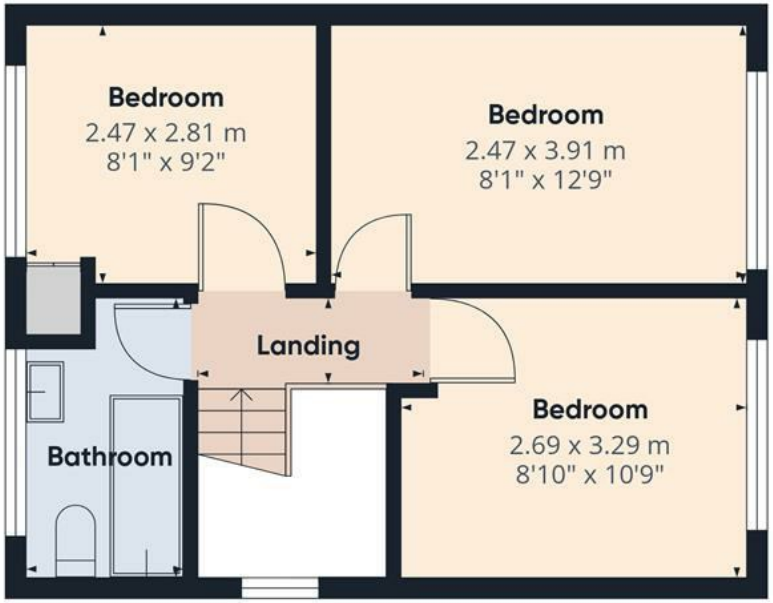


Floor 0



Floor 1

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Approximate total area(1)

79.5 m²

857 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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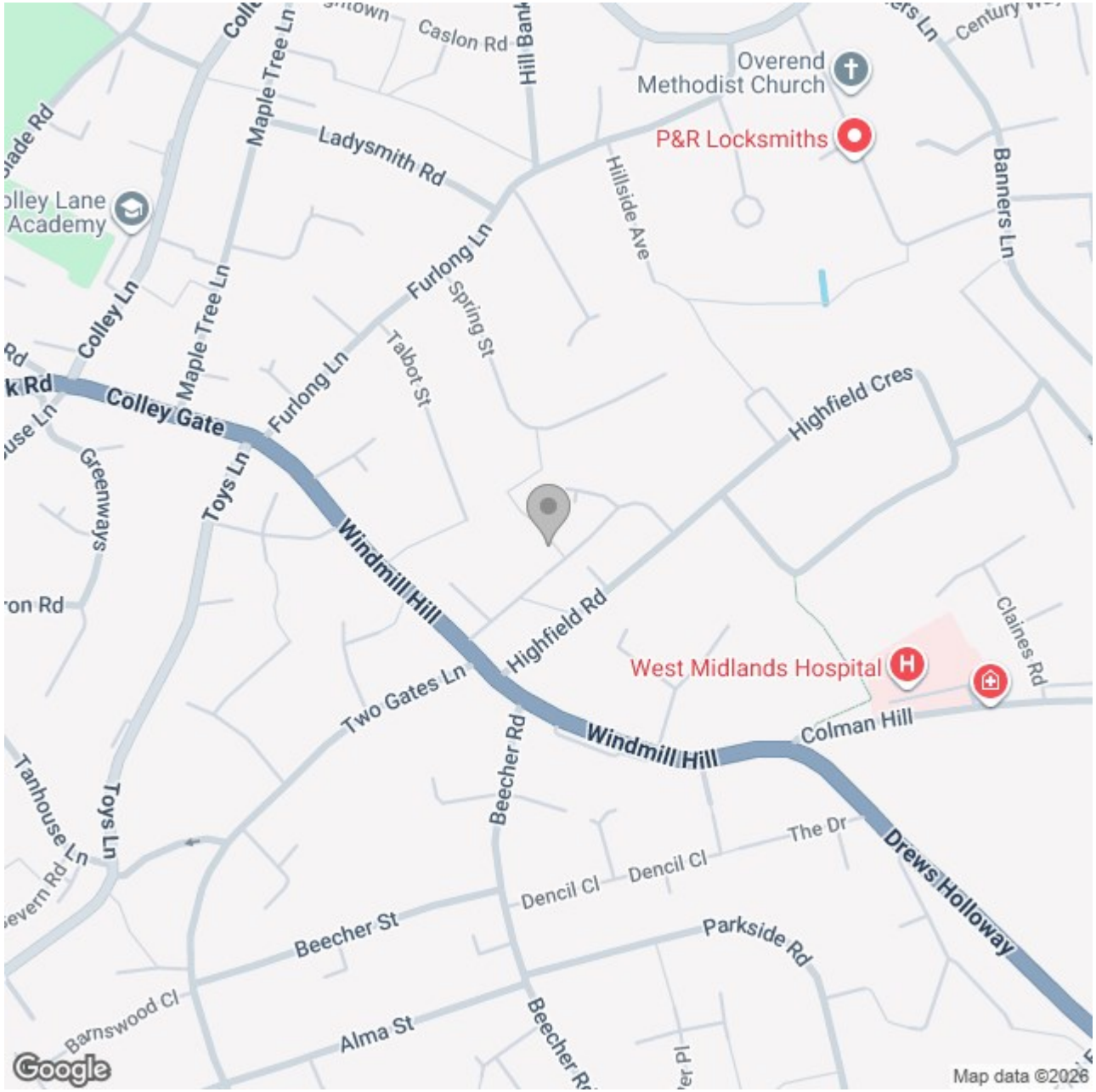

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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