

18 Pixiefields Cradley, WR13 5ND

Situated in the charming village of Cradley, this delightful detached house offers a perfect blend of modern comfort and serene countryside living. The house has been refurbished throughout and now benefits from double glazing and gas fired central heating throughout. With four bedrooms, this property is ideal for families seeking a peaceful retreat while still being close to local amenities.

The enclosed gardens to the property offer a private outdoor space, ideal for entertaining. The driveway provides ample parking for up to three vehicles, complemented by a carport and garage for additional storage or secure parking.

Guide Price £350,000

18 Pixiefields

Cradley, WR13 5ND



UPVC double glazed door with matching glazed side panel leading to

Entrance Hall

Moduleo flooring flows throughout the whole of the ground floor areas. Single radiator, understairs storage cupboard and open balustrade staircase with Moduleo flooring rising to the first floor. Oak doors to all rooms.

Cloakroom

Comprising of a concealed unit low flush WC with corner wash hand basin with tiled splashback. Tiled flooring and double glazed window to the side aspect. splashback tiling.

Living Room

14'6" x 12'9" (4.44m x 3.91m)

A light and sunny room with UPVC double glazed window to the front aspect, feature electric log effect stove is inset into the chimney breast. Double radiator and TV aerial point. Double oak doors open through to the dining area. Oak effect Moduleo flooring throughout.

Dining Area

12'4" x 9'8" (3.76m x 2.95m)

Continual flow of the quality Moduleo flooring leads through into the dining area with radiator and double glazed sliding patio doors leading through to the patio and garden beyond. Coordinating with the kitchen units there is a dresser style unit comprising of two base level storage cupboards with a three drawer central chest and three eye level units above.

Fitted Kitchen

10'8" x 11'10" max (3.26m x 3.61m max)

Fitted with a full range of complementary eye and base level storage cupboards integrated into sit double oven and four point hob with chrome extractor canopy over. One and a half bowl ceramic sink unit with swan neck mixer tap with splashback tiling. Double glazed window to the rear aspect, space and plumbing for washing machine, slimline dishwasher and undercounter fridge. Oak effect Moduleo flooring and an Oak door leading into the pantry with ample shelving.

UPVC double glazed door leading to the side of the property.

First floor landing

With UPVC double glazed window to the side aspect, doors to all rooms, access to loft space and door to Airing Cupboard housing a wall mounted Worcester combination boiler.

Bedroom One

14'5" x 10'7" (4.41m x 3.23m)

UPVC double glazed window to the front aspect, single radiator and coving to ceiling.

Bedroom Two

12'11" x 10'7" (3.96m x 3.23m)

Single radiator and UPVC double glazed window to the rear aspect overlooking the rear garden. Coving to the ceiling.

Bedroom Three

9'3" x 7'2" (2.84m x 2.20m)

Single radiator, UPVC double glazed window to rear aspect overlooking the rear garden. Laminate flooring.

Bedroom Four

10'9" x 9'4" narrowing to 6'2" (3.28m x 2.85m narrowing to 1.89m)

Single radiator, UPVC double glazed window to front aspect. Over stairs storage cupboard with hanging rail.

Bathroom

Comprising of a white suite with panel bath with Mira sport shower over. Concealed low flush WC and oval wash handbasin inset into a vanity unit with cupboards below. Tiling to all the walls, Vinyl flooring, chrome heated towel rail and double glazed window to side aspect. Recessed spotlighting, extractor fan, shaver point and oval vanity mirror.

Outside

To the front of the property, is a gravel fore garden and driveway leading to the double wooden gates and down the side of the property providing ample off road parking and leading to a covered carport. The fore garden has a raised bed to one side. There is a neatly trimmed corner hedge.

To the side of the property is a herringbone driveway under a corrugated perspective canopy leading to the single detached garage and rear garden. The rear garden has a feature central Oval lawn with brick edging and flower and shrub borders. Circular patio set under a wooden pagoda, two sheds along with a greenhouse makes this a gardeners delight.

Garage

16'1" x 9'0" (4.91m x 2.75m)

With metal up and over doors, concrete floor, power and lighting.

Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet youtu.be/M43367Pycvo?si=4XgtjfR3aXKtjOaL

Money Laundering Regulations

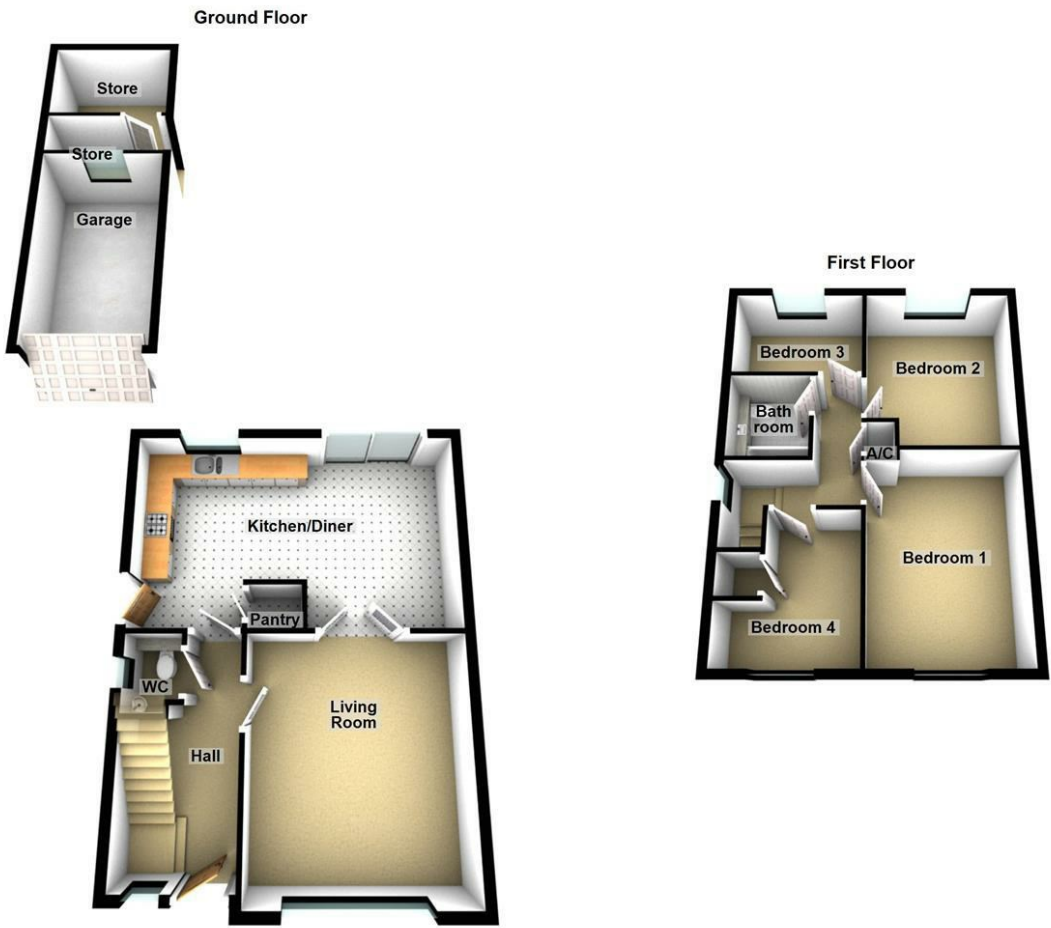
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Directions

From our Malvern office proceed on the B4219 Cowleigh Road to the junction with the A4103 Worcester to Hereford Road. Turn left for Hereford and proceed ahead. After passing the Red Lion, climb the bank and take the next left hand turn into Cradley. Proceed into the village and take the right hand turn into Pixiefields. The property will be located on the left hand side towards the end of the cul-de-sac.



Floor Plan



18 Pixiefields, Cradley

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

