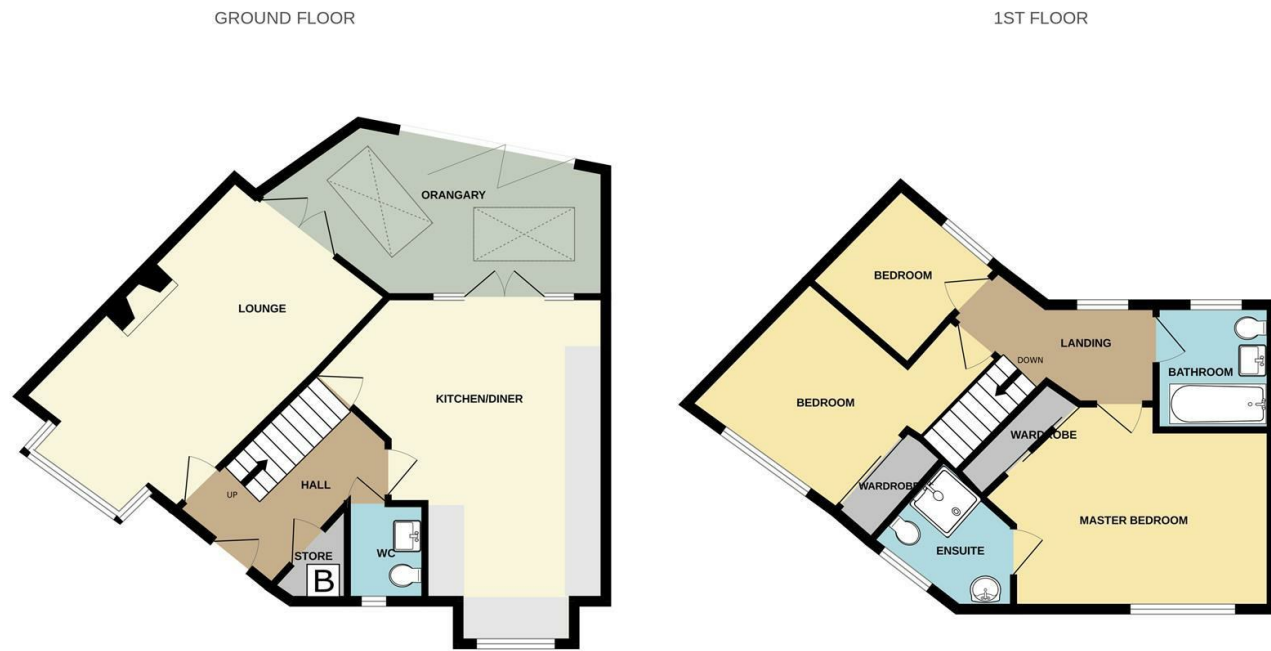


11 Haden Cross Drive, Cradley Heath, B64 7AX



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 11 Haden Cross Drive, Cradley Heath



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

**\*\*ORANGERY ADDED\*\* \*\*IMMACULATE\*\***

A superbly presented three bedroom detached property with impressive orangery in this popular location for all local amenities. The property briefly comprises: entrance hall, spacious lounge with marble feature fireplace, well appointed kitchen/diner with integrated Bosch appliances and quartz worktop, orangery with skylights and bi-fold doors into garden, downstairs wc, master bedroom with large ensuite shower room, two further good sized bedrooms to first floor and family bathroom. The property further benefits from: private rear garden, driveway, excellent views and new build warranty valid until 2030. **EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE ACCOMODATION. EPC: B**

**Hicks Hadley**

**Offers Over £370,000 - Freehold**



**Entrance Hall**

Having composite front door, central heating radiator, storage cupboard housing wall mounted boiler, staircase to first floor and doors into:

**Spacious Lounge 19'5 x 10'7 (max) (5.92m x 3.23m (max))**

Having feature marble fireplace, electric fire, central heating radiator, double glazed French doors into conservatory and double glazed window to front elevation.

**Fitted Kitchen/Diner 19' x 15'1 (max) (5.79m x 4.60m (max))**

Having matching wall and base units with quartz worktops over to incorporate single drainer sink, integrated Bosch appliances to include: oven, fridge/freezer, dishwasher, washing machine and five ring gas hob with extractor chimney over. The kitchen/diner further benefits from: spotlights, under stairs storage cupboard, ceramic tiling, double glazed window to front elevation and double glazed French doors into:

**Orangery 18'1 x 11'1 (5.51m x 3.38m)**

With two skylights, central heating radiator and double glazed bi-fold doors with integrated blinds opening on to patio.

**Downstairs WC**

With low flush wc, pedestal wash hand basin, central heating radiator and ceramic tiling.

**Landing**

With central heating radiator, loft hatch, double glazed window to rear elevation and doors into:

**Bedroom One 15'6 x 11'3 (max) (4.72m x 3.43m (max))**

Having integrated wardrobes, central heating radiator, double glazed window to front elevation and door into:

**Ensuite**

With walk in shower cubicle, low flush wc, pedestal wash hand basin, heated towel rail, spotlights and obscured double glazed window to front elevation.

**Bedroom Two 12'3 x 10'10 (max) (3.73m x 3.30m (max))**

With integrated wardrobe, storage cupboard, central heating radiator and double glazed window to front elevation.



**Bedroom Three 7'3 x 7'2 (2.21m x 2.18m)**

With central heating radiator and double glazed window to rear elevation.

**Bathroom 6'7 x 6' (max) (2.01m x 1.83m (max))**

Having suite to include: panel bath, shower over, shower screen, pedestal wash hand basin, low flush wc, spotlights, ceramic tiling and double glazed window to rear elevation.

**Outside**

Front: With driveway leading to garden access door on the right hand side and access to path and gravel frontage to front door on the left hand side.

Rear: With paved patio leading to side access and to gated access to lawn and pond at the rear.



**Agents Note**

We have been informed that the property is freehold. Please check this detail with your solicitor.

COUNCIL TAX BAND: E

We have been informed that there is a management charge of £158.82 half yearly. All main services are connected. Broadband/Mobile coverage- please check on link- <http://checker.ofcom.org.uk/en-gb/broadband-coverage> EPC:B

