

12 Woodlands, Cradley Heath, West Midlands, B64 7JY



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Hicks Hadley

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A WELL PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOME situated on a private road in the sought after Haden Hill Area, close to many local amenities to include Old Hill Train Station, with direct access to Birmingham City, Halesowen Town Centre, Haden Hill Park and Leisure Centre. The property comprises; reception hallway, dining room, guest WC, lounge, dining kitchen, utility and four good sized bedrooms with master en-suite and family bathroom to the first floor. The property further benefits from having a good sized driveway providing ample off road parking, garage, sunny rear garden, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER. EPC D

Offers Over £425,000 - Freehold

Hicks Hadley



Approach

The property is in a quiet cul de sac location approached via a private road having a long driveway leading to the property entrance.

Reception Hallway

The front door leads into a welcoming hallway with stairs to the first floor, ceiling light point, central heating radiator and doors leading to:

Dining Room 11' 4" x 9' 2" (3.35m x 2.74m)

Having double glazed bay window to front elevation, ceiling light point, central heating radiator and double doors leading into the lounge.

Lounge 18'1" x 11'5" (5.51m x 3.48m)

Spacious lounge with feature fireplace with gas fire, central heating radiator, two ceiling light points and patio doors opening to rear garden.

Guest WC

With low flush WC, vanity unit with wash hand basin and tiled splash backs, central heating radiator, ceiling light point and extractor fan.

Kitchen Dining Room 15'6" x 10'11" (4.72m x 3.33m)

With a range of base units with work surfaces over, one and a half bowl sink unit, gas hob with extractor over, electric cooker, tiled splash backs, matching wall units, plumbing for automatic washing machine, further appliance space, two ceiling light points, double glazed window to rear elevation, dining area with UPVC double glazed patio doors to rear garden and door to:

Utility Room 7'5" x 5'5" (2.26m x 1.65m)

Having base unit with work surface over, sink unit, plumbing for automatic washing machine, tiled splash backs, further appliance space, ceiling light point, laminate flooring, central heating radiator and door to rear garden.

Landing

Stairs lead from the reception hallway to the first floor with Loft access, double glazed window to side elevation, ceiling light point, airing cupboard and door leading to:

Bedroom One 15'5" x 12'6" (4.70m x 3.81m)

With double glazed bay window to front elevation, ceiling light point, central heating radiator, fitted wardrobes and door to:

En-Suite

Comprising of panel bath with shower over and shower screen, low flush WC, pedestal wash hand basin, heated towel rail and obscured double glazed window to front elevation.



Bedroom Two 10'1" x 9'5" (3.07m x 2.87m)

Good sized double with central heating radiator, ceiling light point and double glazed window to rear elevation.

Bedroom Three 13'9" x 7'7" (4.19m x 2.31m)

Having double glazed windows to front and rear elevation, ceiling light point, loft access, central heating radiator and a range of fitted wardrobes.

Bedroom Four 10'2" x 9'2" (3.10m x 2.79m)

Double glazed window to rear elevation, central heating radiator and ceiling light point.

Family Bathroom

Having panel bath with shower over and shower screen, low flush WC, pedestal wash hand basin, tiling to walls, central heating radiator and double glazed obscured window to side elevation.



Rear Garden

A sunny garden with paved patio area, lawn, fencing to all boundaries and side access leading to the front of the property.

Garage 16'1" x 8'3" (4.90m x 2.51m)

with up and over door and lighting.

Tenure and Council

Council Tax Band: F

Tenure: Freehold

All main services are connected.

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

