

30 Wellington Street, Cradley Heath, B64 5PD



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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30 Wellington Street, Cradley Heath



Hicks Hadley

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****NO UPWARD CHAIN****

Modern three bedroom semi-detached property in this most convenient of locations for all local amenities including schools and transport links. The property briefly comprises: porch, entrance hall, spacious lounge/diner, fitted kitchen, large conservatory, three good sized bedrooms and family bathroom to first floor. The property further benefits from: long garage, private rear garden and driveway. VIEWING HIGHLY RECOMMENDED. EPC: D

Hicks Hadley

Offers Over £220,000 - Freehold



Porch

With obscured double glazed door to front elevation and access into:

Entrance Hall

With storage cupboard and door into:

**Spacious Lounge/Diner 22'6 x 12'7 (max)
(6.86m x 3.84m (max))**

With stairs to first floor, two central heating radiators, double glazed window to front elevation, double glazed French doors into conservatory and door into:

Fitted Kitchen 9'4 x 8'3 (2.84m x 2.51m)

Having matching wall and base units with worktops over, single drainer sink unit, space for cooker, space for fridge freezer, plumbing for automatic washing machine, wall mounted boiler, splash back tiling, door into conservatory and double glazed window to rear elevation.

Conservatory 11'5 x 9'9 (3.48m x 2.97m)

Having double glazing to side and rear elevation with door into garden.

Landing

With storage cupboard, loft hatch and doors into:

Bedroom One 12'8 x 9'7 (3.86m x 2.92m)

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

Bedroom Two 9'8 x 9'5 (2.95m x 2.87m)

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

Bedroom Three 8'5 x 6'11 (2.57m x 2.11m)

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

Bathroom 8'5 x 5'8 (2.57m x 1.73m)

Having panel bath, low flush wc, pedestal wash hand basin, ceramic tiling and obscured double glazed window to rear elevation.

Garage 15'8 x 8'1 (4.78m x 2.46m)

Having up and over door and door into garden.

Outside

Front: With drive leading to garage door and path to porch entry door.

Rear: With garage access and steps down to lawn and border with attractive shrubbery.

Agents Note



COUNCIL TAX BAND: B

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

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

