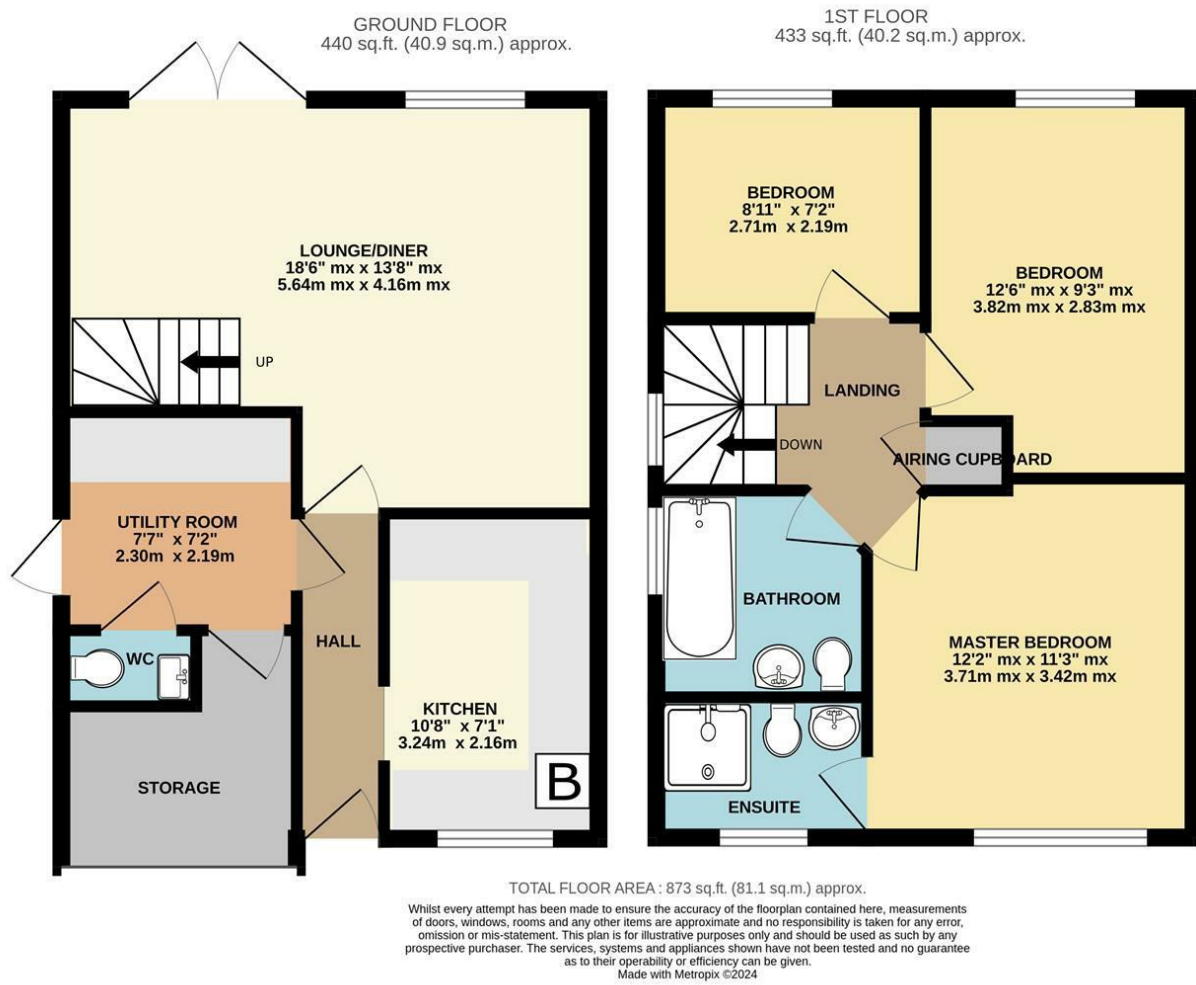


4 Wesley Close, Cradley Heath, B64 6QD



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Hicks Hadley

13 Hagley Road
 Halesowen
 West Midlands
 B63 4PU

0121 585 66 67

sales@hickshadley.com

https://www.hickshadley.com

A superbly presented three bedroom modern end terraced property in this most popular of cul-de-sac locations for schools and all local amenities. The property briefly comprises: entrance hall, fitted kitchen, utility, downstairs wc, spacious lounge/diner, three generously sized bedrooms, master with ensuite shower room and family bathroom to first floor. The property further benefits from: private rear garden, long driveway, garage fronted store, gas central heating and double glazing. EARLY VIEWING HIGHLY RECOMMENDED. EPC: TBA

Hicks Hadley

Offers In The Region Of £260,000 - Freehold



Entrance Hall

With central heating radiator, obscured double glazed front door and doors into:

Fitted Kitchen 10'7 x 7' (3.23m x 2.13m)

Having matching wall and base units with worktops over to incorporate Belfast sink, integrated double oven, electric hob, extractor over, integrated dishwasher, integrated fridge, spotlights, splashback tiling and double glazed window to front elevation.

Utility 7'7 x 7'1 (2.31m x 2.16m)

Having plumbing for automatic washing machine, space for dryer, space for freezer, obscured double glazed door to side elevation and door into garage fronted store.



Downstairs WC

With low flush wc and wash hand basin.

Spacious Lounge/Diner 18'5 x 13'7 (max) (5.61m x 4.14m (max))

Having two central heating radiators, stairs to first floor, double glazed window to rear elevation, double glazed French doors to rear elevation and open under stairs storage area.

Landing

With storage cupboard, loft hatch, obscured double glazed window to side elevation and doors into:

Master Bedroom 12'2 x 11'2 (max) (3.71m x 3.40m (max))

With central heating radiator, double glazed window to front elevation and access into:

Ensuite

Having walk in shower cubicle, low flush wc, wash hand basin, central heating radiator and obscured double glazed window to front elevation.

Bedroom Two 12'5 x 9'3 (max) (3.78m x 2.82m (max))

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

Bedroom Three 8'10 x 7'1 (2.69m x 2.16m)

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

Bathroom 6'11 x 6'7 (2.11m x 2.01m)

Having bath, low flush wc, vanity wash hand basin, splash back tiling and obscured double glazed window to side elevation.



Garage Fronted Store 7'9 x 7'7 (2.36m x 2.31m)

With up and over door.

Outside

Front: With long driveway to the left hand side leading to garage fronted store, front door and side entrance with adjacent lawn hosting tree as a central feature.

Rear: With patio area reaching around to side entrance and stepping up to lawn area at the rear with surrounding mature shrubbery.

Agents Note

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



COUNCIL TAX BAND: C

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: TBA

