

30a Timbertree Crescent, Cradley Heath, B64 7NB

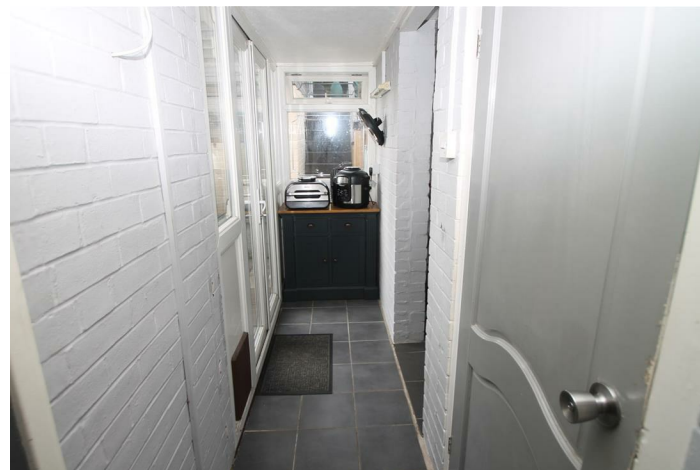


TOTAL FLOOR AREA: 1906 sq.ft. (177.1 sq.m.) approx.

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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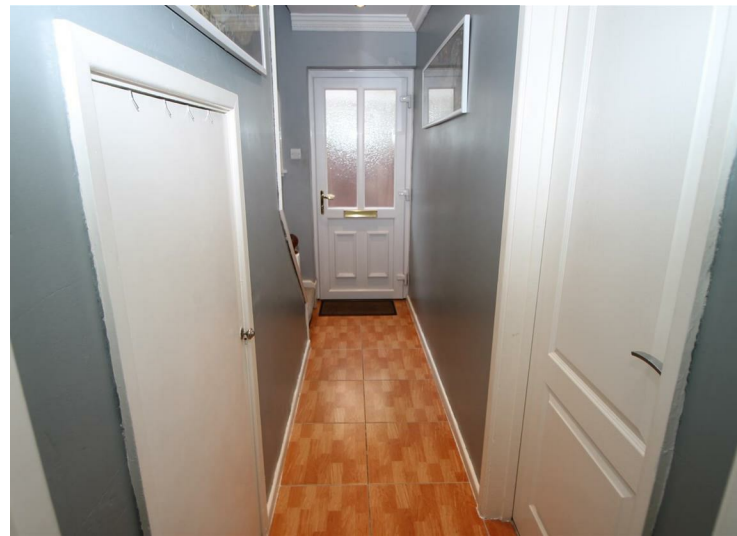
<https://www.hickshadley.com>

****SUPREMELY SPACIOUS UNIQUE PROPERTY****

A superbly presented and extended four bedroom, double fronted semi-detached property in this most popular of locations for schools and all local amenities. The property briefly comprises: entrance hall, dual aspect dining room, spacious lounge, fitted kitchen, rear lobby with utility and downstairs wc, three generously sized bedrooms and family bathroom to first floor and a further double bedroom with en suite to the loft conversion. The property also benefits from: large workshop, impressive summerhouse/games room, private rear garden and driveway for several cars. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF THE PROPERTY. EPC: D**

Hicks Hadley

Offers In The Region Of £295,000 - Freehold



Entrance Hall

With central heating radiator, ceramic tiling, under stairs storage cupboard, spotlights, stairs to first floor and doors into:

Dual Aspect Dining Room 13'3 x 11'6 (max) (4.04m x 3.51m (max))

Having feature fireplace, gas fire, central heating radiator, double glazed window to side elevation and double glazed bay window to front elevation.

Spacious Lounge 18'10 x 11'6 (max) (5.74m x 3.51m (max))

Having feature fireplace, log burner, wooden flooring, double glazed bay window to front elevation and door into:

Fitted Kitchen 12'7 x 7'9 (3.84m x 2.36m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, extra width freestanding cooker, extra width extractor over, space for fridge freezer, ceramic splash back tiling, double glazed window to rear elevation and access into:

Rear Lobby

With central heating radiator, open store, double glazed door into garden, double glazed window to rear elevation and open access into:

Utility 7'6 x 5'8 (2.29m x 1.73m)

With central heating radiator, plumbing for automatic washing machine, space for dryer, space for further appliance and double glazed window to rear elevation.

Downstairs WC

With low flush wc, vanity wash hand basin, central heating radiator and obscured double glazed window to side elevation.

Landing

With double glazed window to rear elevation and doors into:

Bedroom One 22'6 x 12'4 (max) (6.86m x 3.76m (max))

With stairs up to loft bedroom, central heating radiator, two double glazed Velux style windows to front elevation, double glazed window to rear elevation and door into:

Ensuite Shower Room

With walk in shower cubicle, low flush wc, heated towel rail, spotlights, large storage cupboard and obscured double glazed window to rear elevation.

Bedroom Two With Dual Aspect 13'8 x 11'6 (4.17m x 3.51m)

With two central heating radiators, double glazed window to front elevation, obscured double glazed window to side elevation and walk in shower cubicle.

Bedroom Three 11'6 x 10'6 (max) (3.51m x 3.20m (max))

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

Bedroom Four 10'1 x 6'9 (3.07m x 2.06m)

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



Bathroom

Having bath with shower over, pedestal wash hand basin, low flush wc, heated towel rail and obscured double glazed window to rear elevation.

Large Workshop/Conservatory

With access points from rear and front elevation.

Summerhouse/Games Room 19'9 x 13'6 (6.02m x 4.11m)

Situated in the garden with electric, light, double glazed window and door to side elevation.

Outside

Front: Having a low level privacy wall and railings to the left hand side of the front border with adjacent entry point to large driveway leading to front door and workshop entrance door and mature shrubbery to the side borders.

Rear: With paved patio area leading to steps going up to further paved sitting area with mature shrubbery to the rear border and access to summerhouse.

Agents Notes

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: D

