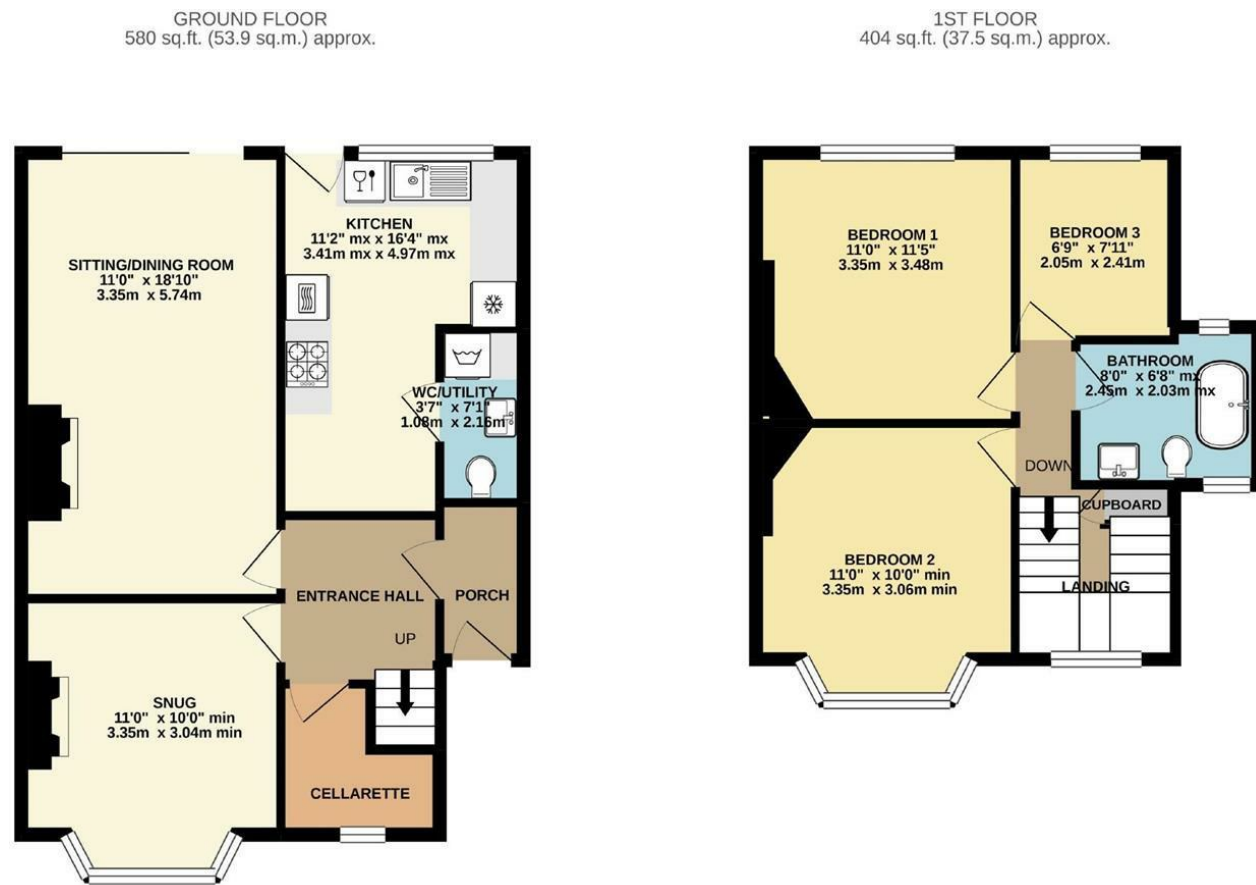


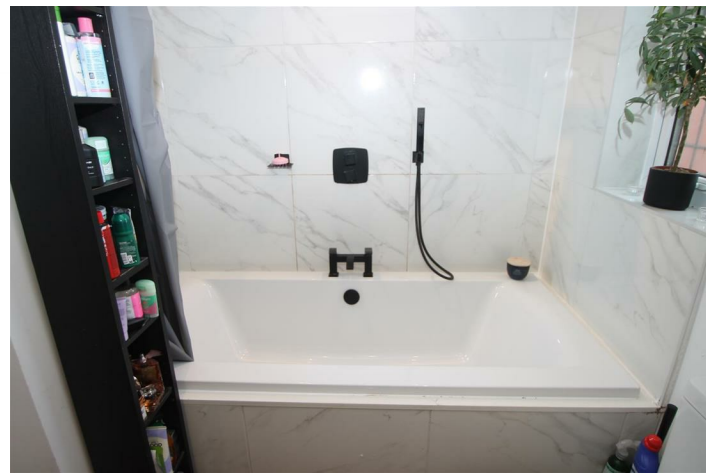
8 High Haden Road, Cradley Heath, West Midlands, B64 7PG



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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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8 High Haden Road, Cradley Heath



Hicks Hadley

13 Hagley Road  
 Halesowen  
 West Midlands  
 B63 4PU

0121 585 66 67

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https://www.hickshadley.com

**\*\*EXCELLENT FOR UPSIZERS\*\***

An excellent opportunity to purchase a well presented, traditional, three bedroom semi-detached property in this most popular of locations for all local amenities. The property briefly comprises: porch, reception hall with cellarette, snug with log burner, spacious lounge/diner, fitted kitchen, three generously sized bedrooms and impressive dual aspect bathroom to first floor. The property further benefits from: long private rear garden, garage at the rear and block paved driveway. EARLY VIEWING HIGHLY RECOMMENDED. EPC: TBA

Hicks Hadley

Offers In The Region Of £295,000 - Freehold



**Porch**

With door into:

**Entrance Hall**

With central heating radiator, cellarette with window to front elevation and doors into:

**Fitted Kitchen 16'2 x 11'1 (max) (4.93m x 3.38m (max))**

Having matching wall and base units with worktops over, single drainer sink unit, plumbing for dishwasher, space for fridge/freezer, gas hob, extractor hood, integrated oven, integrated microwave, two vertical central heating radiators, double glazed window to front elevation, double glazed door into garden and door into:

**Utility/Downstairs WC**

With low flush wc, wall mounted wash hand basin and plumbing for automatic washing machine.

**Spacious Lounge/Diner 19'9 x 10'6 (6.02m x 3.20m)**

Having feature fireplace with gas fire, central heating radiator and double glazed patio door to rear elevation.

**Snug 11'10 x 10'6 (max) (3.61m x 3.20m (max))**

With central heating radiator, Dik Geurts branded log burner and double glazed window to front elevation.

**Stairs and Landing**

With double glazed feature window to front elevation, central heating radiator, loft hatch, storage cupboard and doors into:

**Bedroom One 12'3 x 10'11 (max) (3.73m x 3.33m (max))**

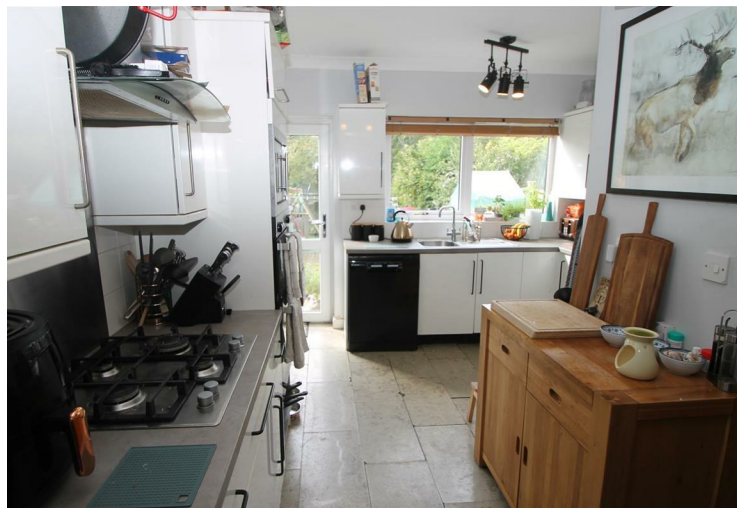
With central heating radiator and double glazed window to front elevation.

**Bedroom Two 11'4 x 10'11 (max) (3.45m x 3.33m (max))**

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

**Bedroom Three 7'11 x 6'8 (2.41m x 2.03m)**

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



**Impressive Dual Aspect Bathroom 8' x 6'7 (2.44m x 2.01m)**

Having bath with wall mounted shower over, low flush wc, wall mounted wash hand basin, vertical central heating radiator and obscured double glazed windows to front and rear elevation.

**Garage**

With up and over door.

**Outside**

Front: With block paved driveway leading to front door.

Rear: With steps leading down to block paved patio and gated entrance to lawn leading to rear of the property to the garage.

**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: D

