

12 Coxs Lane, Cradley Heath, B64 5NS



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Hicks Hadley

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****SUPREMELY SPACIOUS AND VASTLY EXTENDED****

A fantastic opportunity to purchase this unique property which is suitable for families, annexe living arrangements and investors. The property briefly comprises: entrance hall, sitting room, downstairs wc, dining room, refitted kitchen, garden room, second kitchen, downstairs shower room, spacious lounge/diner, downstairs bedroom, three further generously sized bedrooms to first floor, impressive bathroom with separate shower and master bedroom with large ensuite bathroom to second floor. The property further benefits from: parking at the rear, front store, private rear garden and a convenient location for all local amenities. **EARLY VIEWING HIGHLY RECOMMENDED.** EPC: D and D (annex with separate EPC)

Hicks Hadley

£380,000 - Freehold



Can be split into
two properties ;

Ideal for
Home Business Use
Multi -Generational living
Rental

Entrance Hall

With central heating radiator, stairs to first floor and door into:

Sitting Room 13'1 x 9'4 (3.99m x 2.84m)

With central heating radiator and door into:

Lobby

With door into:

Downstairs WC

With low flush wc, wall mounted wash hand basin and heated towel rail.

Dining Room 12'10 x 10'4 (3.91m x 3.15m)

Having matching wall and base units worktops over, modern vertical central heating radiator, spotlights, double glazed window to rear elevation and doors into:

Refitted Kitchen 18'9 x 7'5 (5.72m x 2.26m)

Having base units with worktops over, Belfast sink, integrated oven, plumbing for dishwasher, space for fridge freezer, electric hob, double glazed patio door into garden and door into store.

Garden Room 13' x 9'1 (3.96m x 2.77m)

With double glazed window to side elevation, glazing to adjacent side elevation, double glazed door into garden and access into:

Second Kitchen 9' x 6'6 (max) (2.74m x 1.98m (max))

Having matching wall and base units with worktops over, single sink unit, integrated oven, gas hob, extractor over, plumbing for automatic washing machine, double glazed window to side elevation and doors into:

Shower Room

With walk in shower cubicle, low flush wc, wall mounted wash hand basin and heated towel rail.

Spacious Lounge/Diner 23'3 x 13'6 (7.09m x 4.11m)

Having central heating radiator, three double glazed windows to side elevation, door providing side entrance from side of the property and access into:

Downstairs Bedroom 13'6 x 10'4 (4.11m x 3.15m)

Having central heating radiator, double glazed windows to side and rear elevation and door into garden.

Landing

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

Bedroom Two 13'2 x 13'2 (max) (4.01m x 4.01m (max))

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

Bedroom Three 13'2 x 7'8 (4.01m x 2.34m)

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

Refitted Bathroom With Separate Shower

Having free standing bath, walk in shower, low flush wc, bidet, wash hand basin and modern vertical central heating radiator.

Bedroom Four 11' x 8' (3.35m x 2.44m)

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



Second Floor Master Bedroom 19'8 x 19'7 (max) (5.99m x 5.97m (max))

Having two central heating radiators, double glazed window to side elevation, two Velux style windows to front elevation, two Velux style windows to rear elevation, storage cupboards and door into:

Ensuite Bathroom

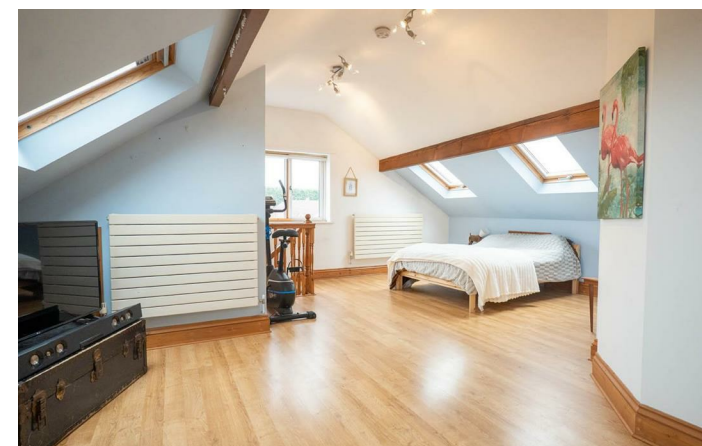
Having free standing bath, low flush wc, pedestal wash hand basin, modern vertical style central heating radiator and Velux style window to rear elevation.

Front Store

Offering ample storage space.

Outside

Front and side: With access to front store, front door into entrance hall, side entrance door into lounge/diner and side gates for parking at the rear.



Rear: With patio area and pathway to low maintenance rear garden with parking area accessed at the side.

Agents Note

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

COUNCIL TAX BAND: B

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)

There is a structural appraisal report available on request.

EPC: D and D (two available as one is separate for the annex)

<https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?postcode=B64+5NS>

