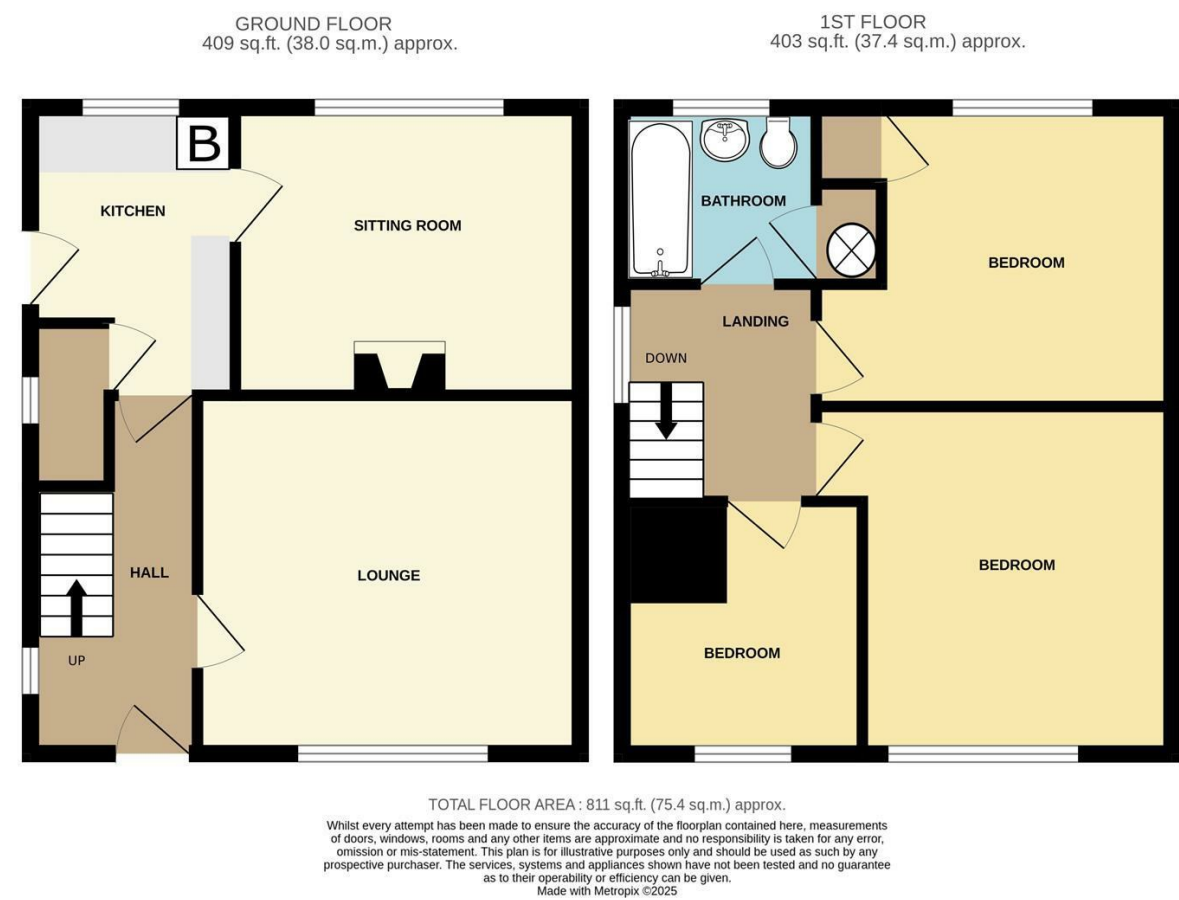


94 Timbertree Crescent, Cradley Heath, B64 7NG



94 Timbertree Crescent, Cradley Heath



Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

https://www.hickshadley.com

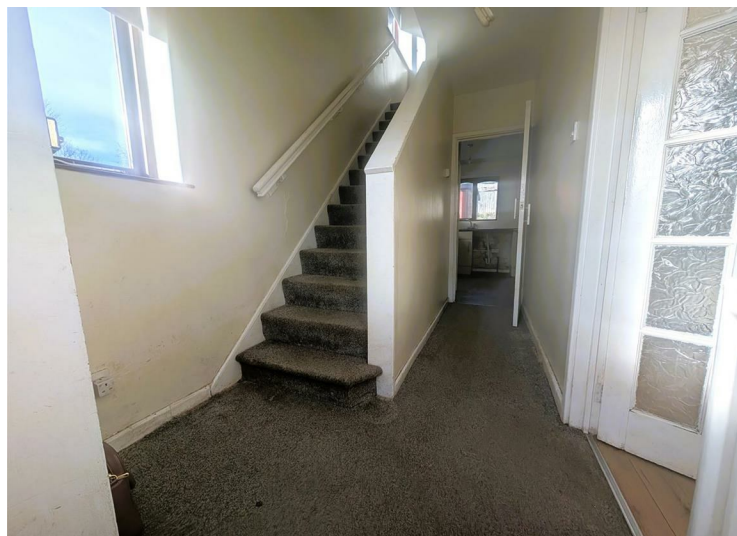
**\*\*EXCELLENT OPTION FOR FIRST TIME BUYERS\*\* \*\*NO ONWARD CHAIN\*\***

A spacious three bedroom semi-detached property in this most popular of locations for schools and other amenities. The property briefly comprises: A entrance hall, spacious lounge, dining room and fitted kitchen, On the first floor sits three good sized bedrooms and family bathroom. The property further benefits from: driveway with ample off road parking with large plot of land.EARLY VIEWING HIGHLY RECOMMENDED.

**Offers Over £195,000 - Freehold**

Hicks Hadley





**Entrance Hallway 12'2x5'7 (3.71mx1.70m)**  
Having a single glazed window to the side elevation, access door to the lounge and kitchen.

**Lounge 13'0x12'1 (3.96mx3.68m)**  
Having a glazed window to the front elevation and a central heating radiator to the front elevation.

**Kitchen 9'8x6'8 (2.95mx2.03m)**  
Having a side access door leading to the rear garden, a glazed window to the rear elevation, a stainless steel one bowl sink and drainer with a mixer tap fitted, space for a washing machine and cooker, a radiator to the inside elevation and under stairs cupboard space housing the fuse box and meter box, ample base and wall unit space, boiler wall mounted.

**Dining Room 11'6 x9'9 (3.51m x2.97m)**  
Having a single glazed window to the rear elevation, a central heating radiator to the rear elevation and a feature fireplace with a surround.

**Landing 7'6x6'6 (2.29mx1.98m)**  
Having a glazed window to the side elevation, loft access above and a central heating radiator to the inside elevation, access to the three bedrooms and family bathroom.

**Bedroom One 10'6x12'2 (3.20mx3.71m)**  
Having a single glazed window to the front elevation and a central heating radiator to the front elevation.

**Bedroom Two 9'9max x9'8 (2.97mmax x2.95m)**  
Having a single glazed window to the rear elevation, a central heating radiator to the rear elevation and a storage cupboard.

**Bedroom Three 8'6x8'1 (2.59mx2.46m)**  
Having a single glazed window to the front elevation, a central heating radiator to the front elevation and a bulk head to the corner of the room.

**Family Bathroom**  
Having partially tiled walls, a single glazed frosted window to the rear elevation, a central heating radiator to the inside elevation, a storage cupboard housing the water tank and a bath with an electric shower.

**External**  
To the front of the property sits a mature lawn gar

**Agent Notes**



All main services are connected . ( Gas/ Electric / Water )

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :B

EPC :TBC



Tenure Information :Freehold

Any other Material Facts :Traditional brick and block build with tiled roof, All information has been provided by the vendor, Please confirm all details with a chosen solicitor.

