25 Timbertree Crescent, Cradley Heath, B64 7LH

£275,000

Situated on Timbertree Crescent in Cradley Heath, this well-proportioned house offers a fantastic opportunity for both families and investors alike. Built in 1950, the property spans an impressive 1,012 square feet and features three spacious bedrooms, making it ideal for those seeking ample living space.

The corner position of this property may lend itself to potential development opportunities (subject to planning consent), with a spacious garden both to the side and to the rear, with off-street vehicle parking and a garage being located to the rear.

The house includes a reception room that provides a welcoming area for relaxation and socialising. The bathroom is conveniently located, catering to the needs of the household. One of the standout features of this property is its large corner plot, which presents potential for development, particularly with the added benefit of rear vehicle access.

Offered with no upward chain, this property allows for a smooth transition for prospective buyers. Whether you are looking to make it your family home or explore its development potential, this house on Timbertree Crescent is a promising option in a desirable location.

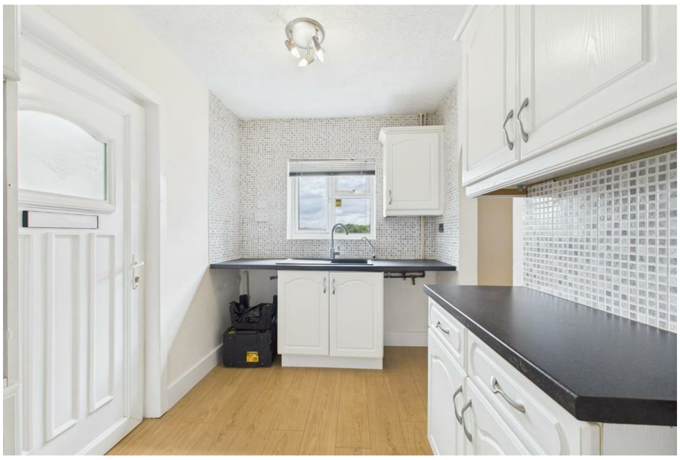
Approach
With a walled front garden, grass borders, paved pathway leading to the front door

Entrance Hall
With a door leading from the front, doors to various rooms, stairs to the first floor, a double glazed window to the side and a central heating radiator

Living Room 12'9" x 12'1" (3.9 x 3.69)

With a door leading from the entrance hall, decorative fireplace with exposed brick surround, 'sleeper' mantel and hearth, a double glazed window to the front and a central heating radiator

Kitchen 6'11" x 9'8" (2.11 x 2.97)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, stainless steel sink with mixer tap, opening to further kitchen, a door leading to the utility area and a double glazed window to the rear

Further Kitchen 11'5" x 9'8" (3.50 x 2.97)

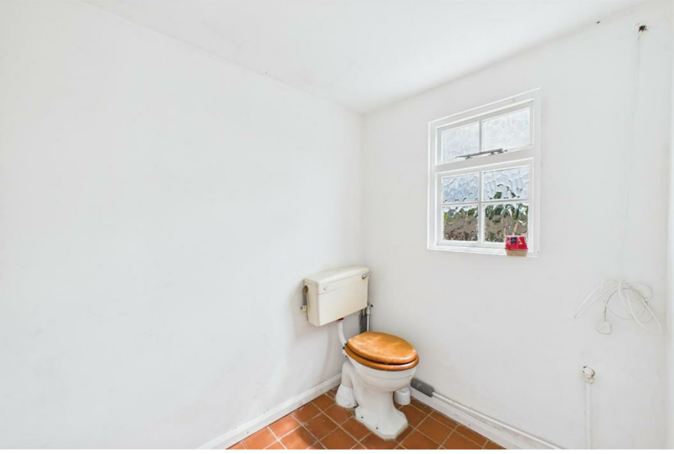
With an opening from the kitchen, fitted with a range of wall and base units with worktops, freestanding cooker with stainless steel extractor hood above, doors leading to the sun-room and a central heating radiator

Sun Room 9'1" x 9'6" (2.78 x 2.92)

With double doors leading from the kitchen, double glazed windows to all sides and a door leading to the rear garden

Rear Hallway
With a door leading from the kitchen, doors to various rooms and a door leading to the rear garden

WC



With a door leading from the rear hallway, WC and a window to the rear

Store

With an opening from the rear hallway, window to the side

Landing

With stairs leading from the entrance hall, doors to various rooms and a double glazed window to the side

Bedroom 8'7" x 12'1" (2.64 x 3.70)

With a door leading from the landing, built-in wardrobe storage, a double glazed window to the front and a central heating radiator

Bedroom 9'6" x 9'8" (2.92 x 2.97)

With a door leading from the landing, built-in wardrobe storage, a double glazed window to the rear and a central heating radiator

Bedroom 7'10" x 8'6" (2.41 x 2.61)

With a door leading from the landing, a double glazed window to the front and a central heating radiator

Garden

With doors leading from the sun-room and rear hallway, raised deck area to the front with lawn beyond. Vehicle access gates offering access to parking area and garage

Garage 16'6" x 10'3" (5.03 x 3.13)

With an up-and-over style garage door to the front

Money Laundering Regulation

Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.
To meet these obligations, RE/MAX Prime Estates

employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT (£60 inclusive of VAT) per individual over the age of 18 is charged to cover the cost of these checks.

Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

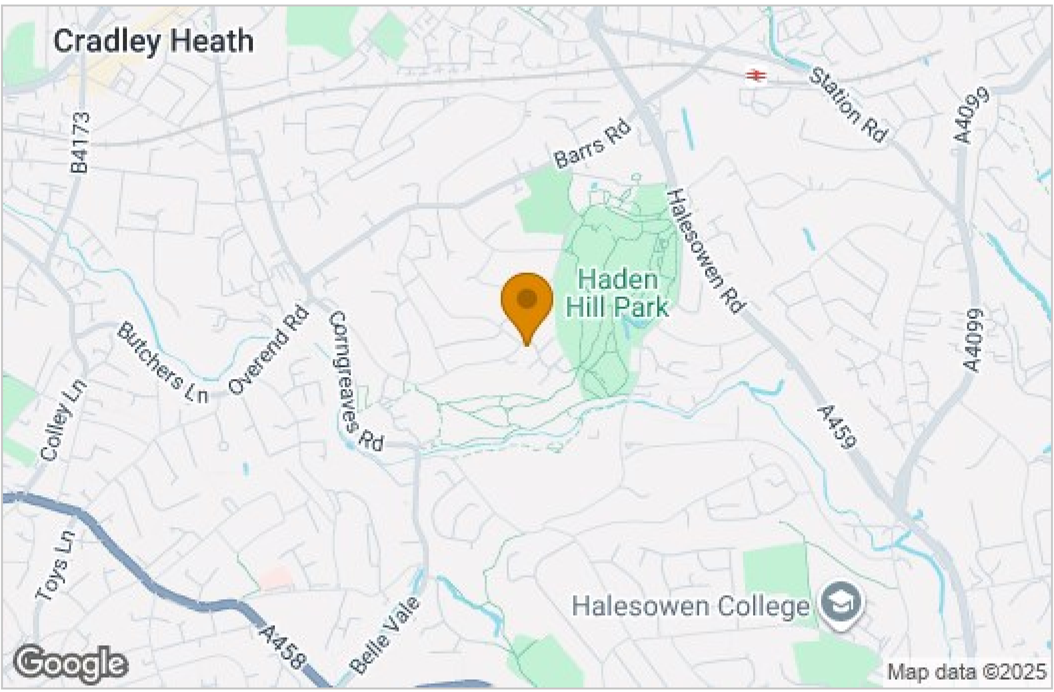
Conveyancing Referrals:
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

Financial Services Referrals:
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

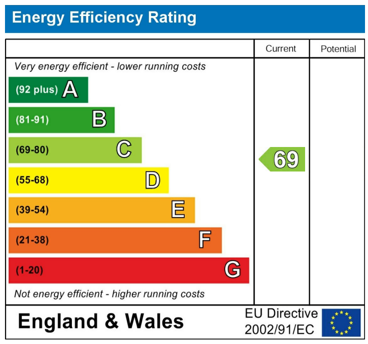
We are happy to provide further details on referral arrangements upon request.

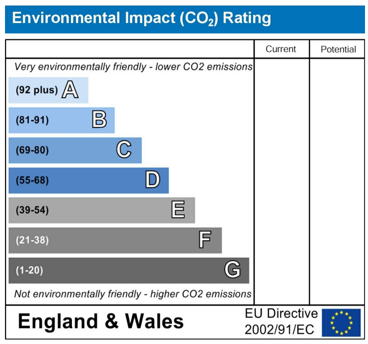
Floor Plan

Area Map



Energy Efficiency Graph





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