

for sale

offers in the region of **£225,000**



Trejon Road Cradley Heath B64 7HL

Situated in a popular Haden Hill location, this three bedroom traditional semi-detached home is offered for sale with NO UPWARD CHAIN and briefly comprises: porch, hallway, lounge, open-plan kitchen/dining room, utility/sun room, three bedrooms, shower room, pleasant rear garden and driveway to the front. Benefitting from a recently re-fitted kitchen, viewing is highly recommended

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Approach

The property has a gated driveway to the front. Pathway leads to the front door with lawn to the front, gate to rear access

Porch

Door to hallway

Hallway

Under stairs cupboard housing central heating boiler, double glazed obscured window to side elevation, central heating radiator, stairs to first floor accommodation

Lounge

13' 3" into bay x 11' 4" (4.04m into bay x 3.45m)

Double glazed bay window to front elevation, central heating radiator

Re-Fitted Kitchen/Dining Room

17' 1" x 10' 3" max (5.21m x 3.12m max)

Recently re-fitted with a range of wall and base units with work surfaces over, integrated oven, gas hob with cooker hood over, door to utility/sun room, central heating radiator, wood effect flooring, double glazed window to rear elevation, door to sun room/utility

Sun Room/Utility

17' 6" x 5' 11" (5.33m x 1.80m)

Double glazed windows to rear elevation, plumbing for washing machine, tap and double glazed door to rear garden

First Floor Landing

Double glazed obscured window to side elevation, loft access, doors leading to:

Bedroom One

13' 6" into bay x 10' 9" max (4.11m into bay x 3.28m max)

Double glazed bay window to front elevation, central heating radiator

Bedroom Two

10' 6" x 10' plus wardrobes (3.20m x 3.05m plus wardrobes)

Double glazed window to rear elevation, central heating radiator, built in wardrobes

Bedroom Three

7' 11" x 6' 1" (2.41m x 1.85m)

Double glazed window to front elevation, central heating radiator



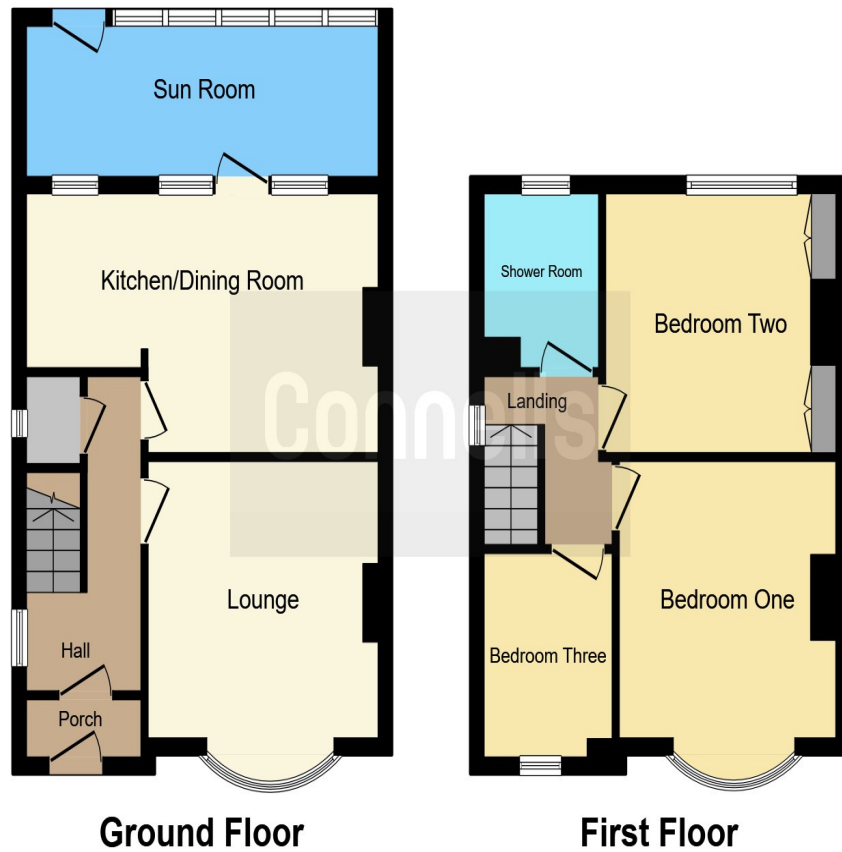
Shower Room

Comprising: shower cubicle, wash hand basin, low level w.c, central heating radiator, tiling to walls, double glazed obscured window to rear elevation

Rear Garden

A pleasant rear garden with patio area, pathway to rear with lawns to the side, fencing to borders, timber shed, mature trees and shrubs, brick built storage, gate to front access





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HSW315223 - 0002

Tenure: Freehold

EPC Rating: E

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