

for sale

offers in the region of **£215,000**



## 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

# Trejon Road Cradley Heath B64 7HL

## 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

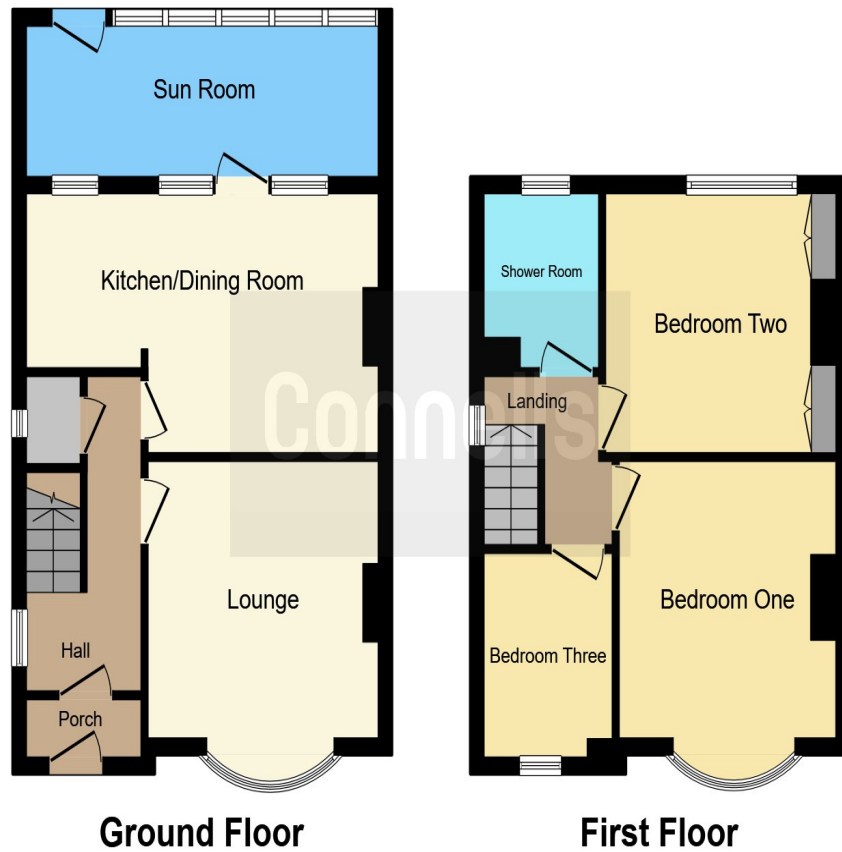
## Shower Room

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





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10 Hagley Road  
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Property Ref: HSW315223 - 0003

**Tenure:** Freehold

**EPC Rating:** E

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