

for sale

offers in the region of **£290,000**



Trejon Road CRADLEY HEATH B64 7HJ

An extended and much improved three bedroom link-detached family home in a popular location in Haden Hill. Offered for sale with NO UPWARD CHAIN, the property briefly comprises: hallway lounge, dining room, open-plan kitchen/breakfast room, three bedrooms, family bathroom, boarded loft room, pleasant rear garden, driveway with useful store. Viewing highly recommended

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Approach

The property has a block paved driveway to the front with electric roller door to storage and front door opens to hallway

Hallway

Central heating radiator, wood effect flooring, under stairs storage cupboard, stairs to first floor accommodation and doors leading to:

Lounge

10' 8" x 11' 1" plus bay (3.25m x 3.38m plus bay)
Double glazed bay window to front elevation, central heating radiator, wood effect flooring, coving to ceiling and double doors to dining room

Dining Room

11' 1" x 10' 9" (3.38m x 3.28m)
Wood effect flooring, archway to kitchen, central heating radiator

'I' Shaped Breakfast Kitchen

16' 10" max x 17' 5" max (5.13m max x 5.31m max)
Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated oven, has

hob with cooker hood over, space for American style fridge/freezer, plumbing for washing machine, plumbing for dishwasher, space for table and chairs, double glazed French doors opening to the rear garden, double glazed window to side elevation, central heating radiator

First Floor Landing

Double glazed window to side elevation and doors leading to:

Bedroom One

13' 11" into bay x 8' 11" plus wardrobes (4.24m into bay x 2.72m plus wardrobes)
Double glazed bay window to front elevation, central heating radiator, mirrored wardrobes

Bedroom Two

10' 10" x 10' 9" (3.30m x 3.28m)
Double glazed window to rear elevation, central heating radiator, steps to boarded loft room

Bedroom Three

7' 7" x 5' 10" (2.31m x 1.78m)
Double glazed window to front elevation, central heating radiator



Family Bathroom

Comprising: panelled bath with shower over, low level w.c, wash hand basin, heated towel rail, tiled flooring, spot lights to ceiling, tiling to walls and double glazed obscured window to rear elevation

Loft Room

17' 3" plus eaves recess x 8' 1" plus eaves recess (5.26m plus eaves recess x 2.46m plus eaves recess)

Window to rear elevation, power and lighting.

Head height reduced in some areas

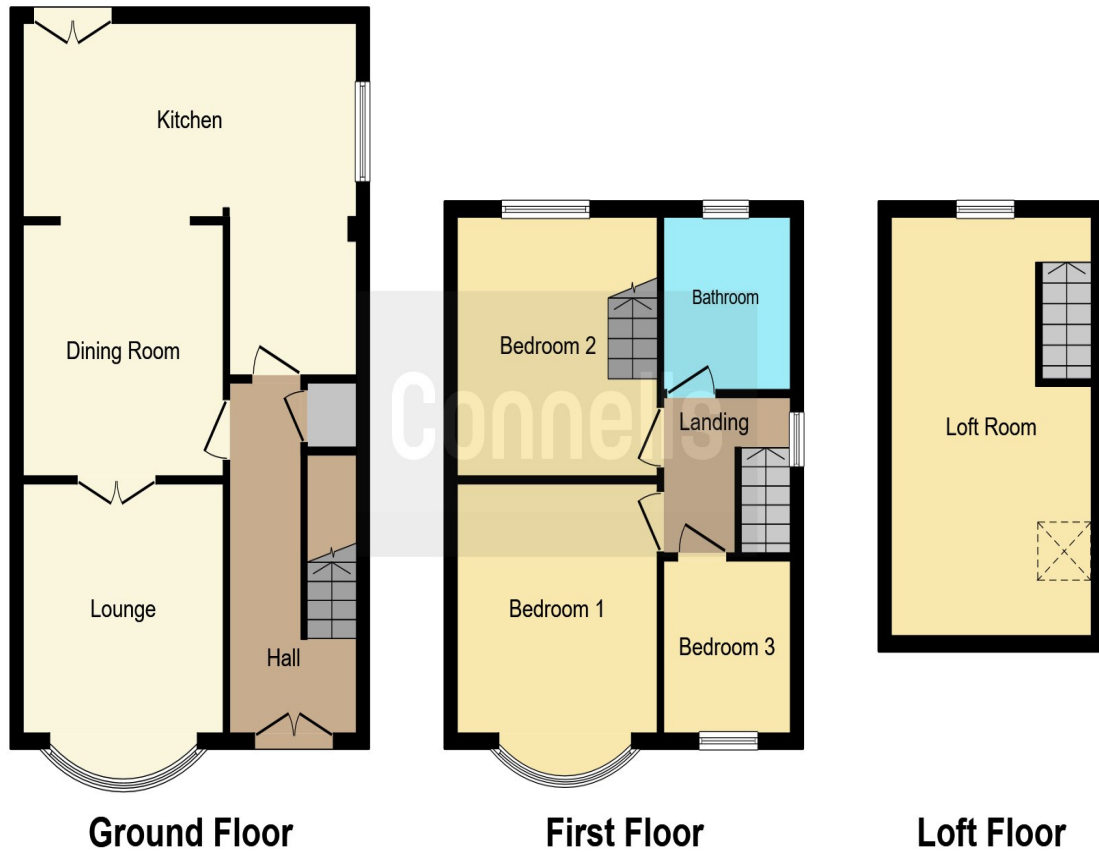
Rear Garden

A pleasant rear garden perfect for entertaining with patio area, steps down to further patio, artificial lawn, fencing to borders, outside tap, wooded area to the rear, electric roller door to storage

Side Storage

Electric roller doors to front and rear, power and lighting





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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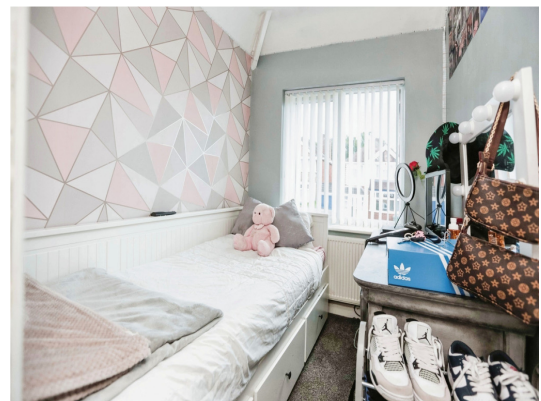
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315028 - 0002

Tenure: Freehold

EPC Rating: D

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