

for sale

offers in the region of **£525,000**



Haden Park Road Haden Hill CRADLEY HEATH B64 7HF

A stunning four bedroom detached residence occupying a good sized plot in the popular Haden Hill area close to the park. Conveniently located for transport links, shops and schools, this delightful family home combines tradition with modern elegance making this a perfect family home. Briefly comprising: welcoming hallway, lounge, guest w.c, open plan kitchen/dining area with snug with bi-fold doors opening the beautiful rear garden, fourth bedroom and shower room to the ground floor, utility, three first floor bedrooms, re-fitted bathroom and driveway to the front. Early viewing recommended to avoid disappointment.

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Approach

The property has a driveway to the front with lawn to the side and planted borders. Gate to side access and front door opens to hallway

Welcoming Hallway

A beautiful hallway with wood effect flooring, wood panelling to walls, central heating radiator, stairs to first floor accommodation, coving to ceiling, doors leading to:

Lounge

13' 11" plus bay x 10' 11" max (4.24m plus bay x 3.33m max)

Double glazed bay window to front elevation, gas fire with feature surround, wood effect flooring, coving to ceiling and bookshelves to walls

Guest W.C

Low level w.c, wash hand basin with storage cupboard beneath, heated towel rail. double glazed obscured window to side elevation

Open Plan Kitchen/Dining Room

22' 1" Max x 20' 6" max (6.73m Max x 6.25m max)

A stunning kitchen and dining area with snug to the rear, double bi-fold doors open out to the beautiful rear garden making this a perfect place for entertaining. Fitted with a range of wall and base units with Granite work surfaces over, space for range cooker, space for American fridge freezer, central island with Belfast sink, storage cupboards, integrated dishwasher, wine cooler, tiled flooring, central heating radiator, under cupboard heater, four double glazed roof windows, double glazed window to side elevation, space for table and chairs, door to utility

Snug Area

A lovely space to the rear of the kitchen and dining room log burner, central heating radiator, tiled flooring, coving to ceiling and built in shelving

Utility

Double glazed door to rear garden, double glazed window to rear, heated towel rail, plumbing for washing machine, storage cupboards, tiled flooring, door to shower room and door to bedroom four



Shower Room

Comprising: shower cubicle, wash hand basin, tiled flooring

Bedroom Four

8' 9" x 9' 1" max (2.67m x 2.77m max)

Double glazed window to front elevation, central heating radiator, spot lights to ceiling

First Floor Landing

Double glazed obscured window to side elevation with stained glass features, loft access and doors leading to:

Bedroom One

14' 3" x 10' 1" max (4.34m x 3.07m max)

Double glazed window to front elevation, central heating radiator, coving to ceiling and traditional fireplace

Bedroom Two

10' 9" max x 10' 4" max (3.28m max x 3.15m max)

Double glazed windows to rear and side elevation, traditional feature fireplace, coving to ceiling, central heating radiator

Bedroom Three

8' 4" max x 7' 8" max (2.54m max x 2.34m max)

A lovely feature room with three double glazed windows to front and side, central heating radiator

Re-Fitted Bathroom

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

Rear Garden

A beautiful mature rear garden perfect for entertaining enjoying a sunny aspect with double bi-fold doors opening from the kitchen, paved patio area with pathways to the rear and gated front access. Outside tap. lawned area with fencing and bushes to borders, timber shed.





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Property Ref: HSW315297 - 0003

Tenure: Freehold

EPC Rating: D

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