

for sale

offers over **£350,000**



Haden Park Road Cradley Heath B64 7HF

A stunning three bedroom detached family home in the popular Haden Hill location close to shops, schools, transport links and Haden Hill Park. Extended to the rear, the property benefits from a modern open-plan kitchen with dining and living area with French doors opening to the delightful rear garden which is perfect for families and entertaining, the property also comprises: porch, welcoming hallway, lounge, downstairs w.c, utility, three bedrooms, re-fitted bathroom and ample off road parking to the front. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property benefits from a good sized block paved driveway to the front with gate to rear access and double glazed door opens to porch

Porch

Double glazed door opens to hallway

Hallway

A welcoming hallway with stairs to first floor accommodation, wooden parquet flooring, doors leading to:

Lounge

12' 11" plus bay x 12' (3.94m plus bay x 3.66m)

Double glazed bay window to front elevation, central heating radiator, gas fire with feature fireplace, wooden parquet flooring, coving to ceiling

W.C

Comprising: low level w.c, wash hand basin, central heating radiator, double glazed window to side elevation, wooden parquet flooring

Open Plan Kitchen/Living Area

22' 4" max x 21' 5" max (6.81m max x 6.53m max)

A stunning open plan design with defined kitchen, dining and living space. Fitted with a range of high gloss wall and base units with work surfaces over, sink and drainer, part tiling to walls, integrated double oven, gas hob with cooker hood over, integrated fridge/freezer, central island with cupboards and breakfast bar, two central heating radiators, wooden parquet flooring, three double glazed sky lights, space for table and chairs with French doors opening to the rear garden. Living space with wall mounted electric fire, double glazed windows to side and rear elevation

Utility

8' 10" x 6' (2.69m x 1.83m)

A range of base units with useful sink, plumbing for washing machine, space for appliances, central heating boiler, double glazed door to side elevation



First Floor Landing

Access to loft space, double glazed obscured window to side elevation, central heating radiator and doors leading to:

Bedroom One

12' 6" to wardrobes x 10' 1" (3.81m to wardrobes x 3.07m)

Double glazed window to rear elevation, central heating radiator, fitted wardrobes

Bedroom Two

12' 11" plus bay x 12' (3.94m plus bay x 3.66m)

Double glazed bay window to front elevation, central heating radiator, coving to ceiling

Bedroom Three

6' 2" x 8' 10" max (1.88m x 2.69m max)

Double glazed window to front elevation, central heating radiator. fitted shelving

Bathroom

Comprising: free standing bath, shower cubicle, low level w.c, vanity wash hand basin, extractor, double glazed obscured window to rear elevation, heated towel rail

Rear Garden

A stunning rear garden perfect for families and entertaining with patio area, steps to lawn with pathway to the rear, fencing to borders, mature shrubs and trees, patio area to the rear with feature pergola, 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: HSW315421 - 0005

Tenure: Freehold

EPC Rating: C

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