

for sale

offers in the region of **£450,000**



Farmhouse Close Cradley Heath B64 7BQ

A stunning four bedroom detached family home situated on a new development in the popular Haden Hill area. Benefitting from the remainder of the NHBC warranty, this beautiful property briefly comprises: welcoming hallway, study, downstairs w.c, lounge, open plan kitchen, living and dining room, utility, four good sized bedrooms, en-suite to master, family bathroom. jack and jill shower room for bedrooms two and three, garage with driveway and garden with far reaching views. Viewing highly recommended

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Approach

The property is located on a popular new development in a cul-de-sac at the top of the estate. The property has a driveway, up and over door to garage and front garden with pathway leading to the door

Welcoming Hallway

Stairs to first floor accommodation, tiling to floor, central heating radiator, doors leading to:

Lounge

20' 9" into bay x 12' max (6.32m into bay x 3.66m max)

Double glazed bay window to front elevation, central heating radiator, door to kitchen

Study

8' 8" x 7' 5" (2.64m x 2.26m)

Double glazed window to front elevation, central heating radiator

Downstairs W.C

Low level w.c, wash hand basin, central heating radiator, tiled flooring, extractor fan

Open Plan Kitchen/Living Room

A stylish and modern open plan kitchen/living and dining area

Kitchen Area

9' 6" x 7' 11" (2.90m x 2.41m)

Fitted with a range of wall and base units with Granite work surfaces over, one and half bowl sink and drainer, integrated dishwasher, integrated fridge freezer, five ring gas hob with extractor over, under stairs storage cupboard, breakfast bar, double glazed window to rear elevation,

Living/Dining Room

18' 2" x 12' 1" (5.54m x 3.68m)

A stunning open plan living space with bi-fold doors opening to the patio with far reaching views, tiled flooring, door to lounge, space for table and chairs

Utility

5' 5" x 5' 3" (1.65m x 1.60m)

Double glazed door to side, plumbing for washing machine, space for appliances, central heating radiator, cupboard, tiled flooring

First Floor Landing

Central heating radiator, loft access, doors leading to:



Bedroom One

11' 6" max x 11' 11" plus wardrobes (3.51m max x 3.63m plus wardrobes)

A lovely room with dual aspects windows, double glazed obscured window to side elevation, double glazed window to front elevation, two built in mirrored wardrobes, central heating radiator, door to en-suite

En-Suite

Comprising: shower cubicle, low level w.c, wash hand basin, heated towel rail, part tiling to walls, spot lights to ceiling, extractor.

Bedroom Two

12' 8" plus recess x 10' 3" plus wardrobes (3.86m plus recess x 3.12m plus wardrobes)

Double glazed window to front elevation, two built in mirrored wardrobes, airing cupboard, door to Jack and Jill en-suite

Bedroom Three

10' 4" x 8' 9" plus recess (3.15m x 2.67m plus recess)

Double glazed window to rear elevation with far reaching views, built in mirrored wardrobes, central heating radiator, door to Jack and Jill bathroom

Jack And Jill En-Suite

Comprising: shower cubicle, low level w.c, wash hand basin, heated towel rail, part tiling to walls, spot lights to ceiling, doors to bedroom two and three

Bedroom Four

10' 5" max x 8' 1" (3.17m max x 2.46m)

Double glazed window to rear elevation with far reaching views, built in wardrobe, central heating radiator

Family Bathroom

Comprising: Panelled bath, shower cubicle, wash hand basin, low level w.c, part tiling to walls, heated towel rail, spot lights to ceiling, double glazed obscured window to rear elevation

Rear Garden

A pleasant rear garden perfect for entertaining with patio area with lovely views, gate to side access, steps down to lawned garden with fencing to borders

Garage

Up and over door, power and lighting, storage to boarded roof space





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: HSW315455 - 0003

Tenure: Freehold

EPC Rating: B

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