



THE COTTAGE HIGH HADEN ROAD  
B64 7PH

**Taylor's**

# THE COTTAGE HIGH HADEN ROAD CRADLEY HEATH

*A RARE OPPORTUNITY. A delightful DETACHED COTTAGE, just off High Haden Road.*

Entrance Hall

Cloakroom

With WC and handbasin

Kitchen with Utility Area

19' 5" x 8' 7" narrowing to 6'5" (5.91m x 2.61m)

Having comprehensive range of floor and wall cupboards, Belling range style wide cooker with cooker hood above, rear window with super views. Store off

Through Living Room with Dining Area

19' 5" x 13' 4" narrowing to 12'10" (5.91m x 4.06m)

having double glazed sliding doors to the garden, fireplace with Log burner

Double Glazed Conservatory

19' 0" max x 8' 4" (5.79m x 2.54m)

Again with doors to the garden

First Floor Landing

With loft access having ladder

Bedroom 1

12' 9" x 10' 7" (3.88m x 3.22m)

having super far reaching views, range of wardrobes

Bedroom 2

12' 9" x 10' 7" (3.88m x 3.22m)

Again with super views

Bedroom 3

12' 10" x 5' 3" (3.91m x 1.60m)

Bathroom

12' 8" x 8' 2" max (3.86m x 2.49m)

Having wide shower cubicle with overhead shower and side jets, hand basin with cupboards beneath, WC, panel bath with shower attachment and TELEVISION

Carport

Super Laid Out garden

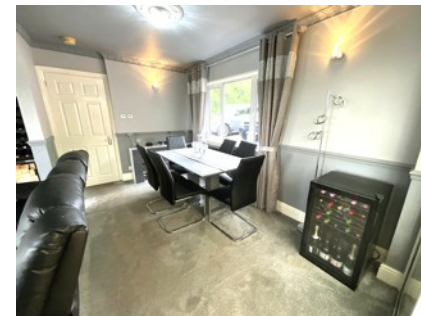
With various decked areas for dining, sitting and HOT TUB, Log Store, Greenhouse and Shed

Entertaining Cabin

11' 6" x 7' 1" (3.50m x 2.16m)

With lighting, power and bar

These particulars are intended only as a guide and must no be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



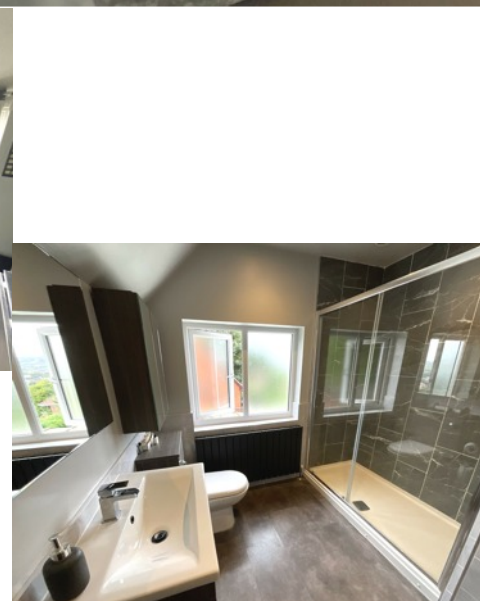
**A RARE OPPORTUNITY. A delightful DETACHED COTTAGE, just off High Haden Road, COMMANDING FANTASTIC PANORAMIC VIEWS, having a great laid out garden ideal for outdoor living or entertaining. With parking for several cars, gas central heating and PVC double glazing- Hall, Cloakroom with WC, SPACIOUS THROUGH LIVING ROOM with Dining Area and LOG BURNER, Large Double Glazed Conservatory, Good size Kitchen with Utility Area and wide Belling cooker. Three Bedrooms, SUPERB UPSTAIRS BATHROOM WITH LARGE SEPARATE SHOWER, Side Carport, Mainly decked garden with eating area, sitting areas and HOT TUB, ENTERTAINING CABIN with bar. All main services connected.**

**Broadband/Mobile coverage://checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC D**

**Construction, walls brick, tiled roof**

**MISREPRESENTATION ACT 1967**

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### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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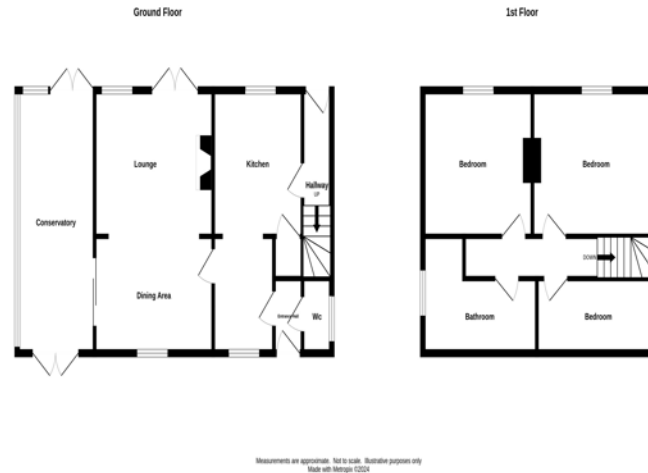
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# Taylor's

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