



Taylors

CRADLEY HEATH, Haden Park Road

Offers In Region Of £440,000

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- Respected Haden Hill Location
- Four decent size bedrooms
- Good size hall with leaded and stained glass entrance
- Large dining Kitchen
- Two good size reception rooms
- Garage with electric door
- Electric car charger
- Good size mature rear garden
- No upward chain
- Some modernisation required



A well proportioned DETACHED RESIDENCE in the desirable established area of Haden Hill, close to Haden Hill Park. Offered for sale with NO UPWARD CHAIN, having gas central heating and PVC double glazing to the majority of windows. All main services connected. Tenure Freehold. Council Tax Band E. EPC D. Broadband/Mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction walls brick, tiled roof, part flat. Long term flood risk, surface water very low, rivers very low.

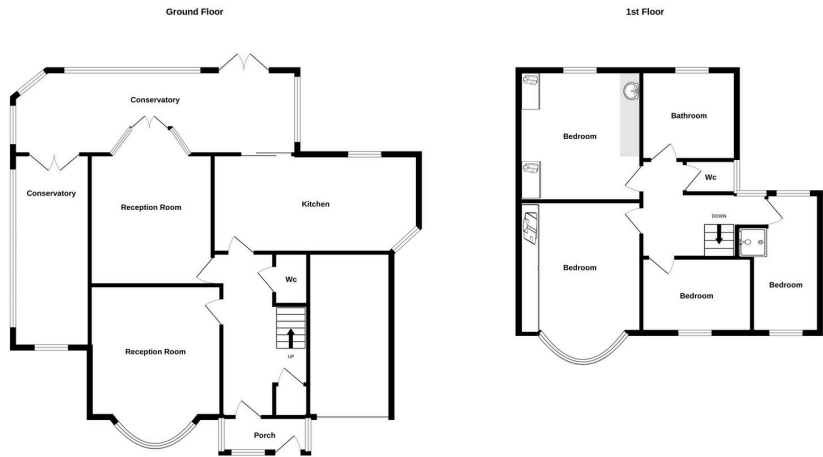
Double glazed Porch, Good size Hall - 4.7m x 2.54m (15'5" x 8'4") Having lovely leaded and stained glass entrance door and adjoining windows, panelling to walls and plaque rail. Store off,

Cloakroom With WC and handbasin, **Front Living Room** - 4.67m x 3.96m (15'4" into bay x 13'0") With attractive fireplace and gas fire, PVC double glazed window with leaded features, **Rear Dining Room** - 4.62m x 3.63m (15'2" into bay x 11'11") With double doors to the Conservatory, **Spacious Dining Kitchen** - 6.25m x 2.97m (20'6" x 9'9" max) Having defined space for table and door to the conservatory, range of floor and wall cupboards, American style fridge freezer, oven, hob and cooker hood.

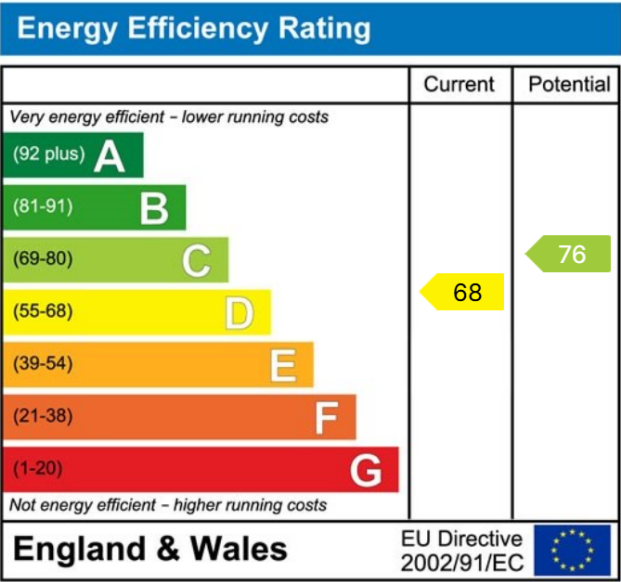
Double Glazed Conservatory - 8.53m x 2.29m (28'0" x 7'6"), **Side Verandah** - 5.64m x 2.29m (18'6" x 7'6"), **Landing, Bedroom One** - 4.83m x 3.63m (15'10" into bay x 11'11") Having double glazed bay window and range of fitted furniture, **Bedroom Two** - 3.94m x 3.63m (12'11" x 11'11") With fitted furniture and handbasin, **Bedroom Three** - 4.67m x 1.91m (15'4" x 6'3" plus recess) With double glazed windows front and rear. Good size Shower Cubicle, **Bedroom Four** - 3.73m x 2.39m (12'3" x 7'10") With fitted furniture, **Bathroom** Having panel bath with shower above, handbasin and built in cupboards

Separate WC, Garage - 4.88m x 2.59m (16'0" x 8'6") With electric front door, electric car charger, central heating boiler and door to side, **Rear Garden** A good size and including lawn, patio, fruit trees, pond, Greenhouse and shed





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix C2025



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