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FIND YOUR HOME



68 Timbertree Crescent
Cradley Heath,
West Midlands
B64 7NH

Offers In The Region Of £200,000



NO UPWARD CHAIN!

Situated on Timbertree Crescent in Cradley Heath, this semi-detached home offers excellent potential for those looking to create a property tailored to their own taste. Set within a friendly and well-established neighbourhood, it is conveniently located close to local amenities, schools, and parks - ideal for those who value a strong sense of community.

The property features a driveway to the front, with access via a porch leading into the entrance hall. From here, stairs rise to the first floor, and a door opens into the kitchen-diner. The kitchen-diner provides access to a through reception room, the rear garden, and a side passage leading back to the front of the property. Upstairs, there are two well-proportioned bedrooms and a family bathroom. The rear garden is beautifully maintained, offering a pleasant combination of patio and lawn - perfect for relaxing or entertaining.

Whether you are looking for your first home, a place to settle down, or an investment opportunity, this property on Timbertree Crescent presents a fantastic chance to enjoy comfortable living in Cradley Heath. JH 16/04/2026 EPC=D




















Approach
Via tarmacadam driveway with sliding door into entrance porch.

Porch
Coving to ceiling and double glazed door into entrance hall.

Entrance hall
Double glazed obscured window to side, central heating radiator, coving to ceiling, door to storage cupboard with double glazed obscured window to front, door into open plan kitchen.

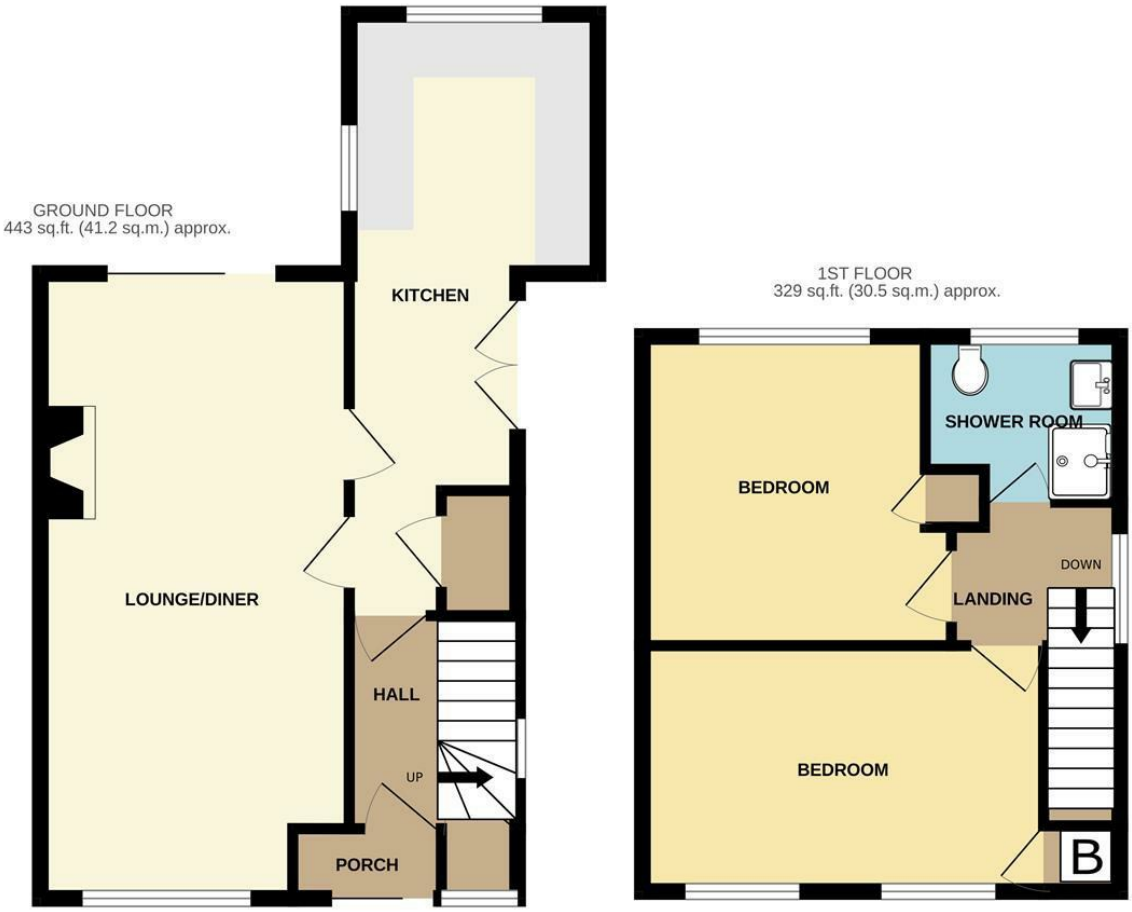
Kitchen 18'4" max 9'2" min x 5'10" min 8'10" max (5.6 max 2.8 min x 1.8 min 2.7 max)
Double glazed window to rear, double glazed window to side and double glazed obscured door to side, double opening obscured doors to the other side, central heating radiator, coving to ceiling, wooden wall and base units with work surface over, space for fridge freezer, integrated oven, hob, extractor, space for washing machine, sink with mixer tap and drainer, door to under stairs storage housing the fuse box.

Lounge 19'8" x 10'9" (6.0 x 3.3)
Double glazed sliding patio door to rear, double glazed bow window to front, coving to ceiling, two ceiling roses, central heating radiator.

First floor landing
Double glazed obscured window to side, loft access with ladder, doors into bedrooms and shower room.







TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom one 8'6" x 14'5" (2.6 x 4.4)
Two double glazed windows to front, central heating radiator, coving to ceiling, cupboard housing central heating boiler.

Bedroom two 11'5" x 10'5" (3.5 x 3.2)
Double glazed window to rear, central heating radiator, built in storage, coving to ceiling.

Shower room
Double glazed obscured window to rear, vertical central heating towel rail, w.c., pedestal wash hand basin, electric shower.

Rear garden
Walled slabbed patio area with steps to pathway through lawn, concrete bases for shed and greenhouse.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is B

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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