



**Taylor's**

# CRADLEY HEATH, Tibbetts Road

Offers In Region Of £269,450

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- Modern design townhouse
- Convenient location
- Three double bedrooms
- Further bedroom four/office
- Living/Dining Kitchen
- Lounge
- Ensuite shower room
- Cloakroom with WC
- Adjoining drive and garage
- Sunny rear garden

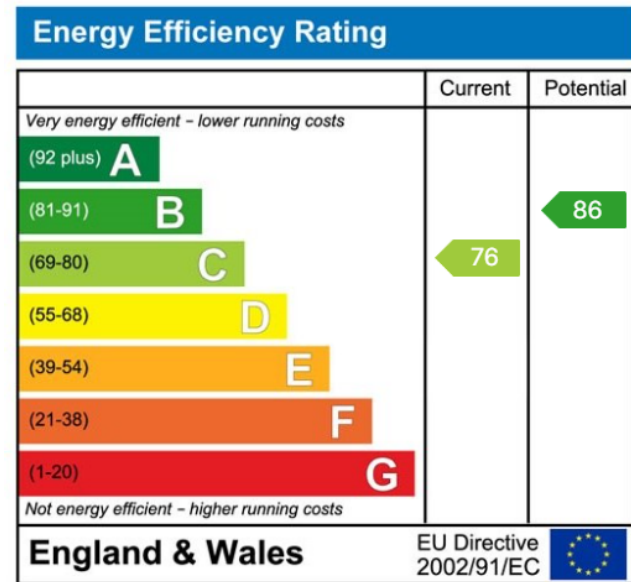


A super modern end townhouse, viewing advised. Offering spacious accommodation on three levels. Most convenient for access to Cradley Heath town centre, Bus services and the local Railway Station. Having gas central heating and PVC double double glazing - Hall, Cloakstore, Cloakroom with WC, Office/Bedroom 4, Spacious Living/Dining Kitchen, First Floor Lounge, Bedroom 1 with ensuite Shower Room, Two further good size second floor Bedrooms and Bathroom. Drive parking and Garage. Laid out Rear Garden with sunny aspect.

All main services connected, Tenure Freehold. Council Tax Band C, EPC C. Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction - modern cavity walls, pitched tiled roof. Long term flood risk, surface water very low, rivers very low.

**Entrance Hall** Cloakstore off, **Cloakroom** With WC and handbasin, **Office/Bedroom Four** - 2.87m x 1.85m (9'5" x 6'1"), **Spacious Living/Dining Kitchen** - 6.3m x 3.91m (20'8"max x 12'10") With PVC double glazed double doors to the garden. Attractive Kitchen area with range of floor cupboards and good range of wall cupboards, integral oven, hob and cooker hood, recesses for appliances, further worksurfacing with space for washer and dishwasher, **Landing, Lounge** - 3.96m x 3.94m (13'0"max x 12'11") Being L shaped and having wall TV point and two rear double glazed windows, **Bedroom One** - 3.94m x 2.87m (12'11" x 9'5"), **Ensuite Shower Room** - 1.96m x 1.88m (6'5" x 6'2") Having good size shower cubicle with overhead shower, wc and handbasin, **Landing, Bedroom Two** - 3.91m x 3.63m (12'10"max x 11'11") With built in airing cupboard, **Bedroom Three** - 3.91m x 2.46m (12'10" x 8'1"), **Bathroom** - 1.96m x 1.68m (6'5" x 5'6") Having panel bath with shower above, handbasin and WC, shaver point, **Garage** - 5.28m x 2.64m (17'4" x 8'8") With rear door and light, **Rear Garden** Having large patio, tap artificial lawn and sunny aspect.





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