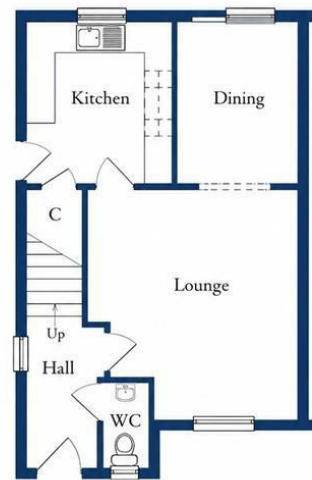
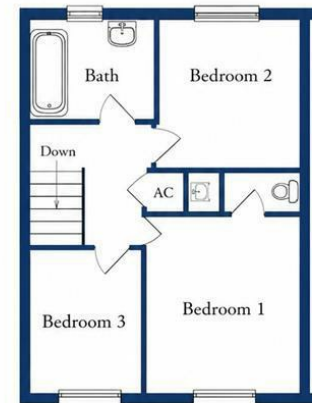


10 Wesley Close, Cradley Heath, B64 6QD

GROUND FLOOR



FIRST FLOOR



## 10 Wesley Close, Cradley Heath



### Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

**\*\*NO UPWARD CHAIN\*\***

A well presented three bedroom end of terrace property in this most popular of cul-de-sac locations; ideal for schools, transport links and access to all local amenities. The property briefly comprises: entrance hall, downstairs wc, spacious lounge/diner, fitted kitchen, bathroom and three bedrooms to first floor, with master bedroom also having an ensuite shower room. The property further benefits from: private rear garden, driveway, gas central heating and double glazing. EARLY VIEWING RECOMMENDED. EPC: TBA

Hicks Hadley

Asking Price £245,000 - Freehold



### Entrance Hall

Having obscured double glazed front door, obscured double glazed window to side elevation, stairs to first floor and doors into:

### Downstairs WC

With low flush wc, wall mounted wash hand basin, splash back tiling, central heating radiator and obscured double glazed window to side elevation.

### Lounge/Diner 24'3" x 12'5" (max) (7.4 x 3.8 (max))

To include:

### Spacious Lounge 13'10" x 12'5" (4.23 x 3.8)

With feature fireplace, central heating radiator, double glazed window to front elevation, door into kitchen and open plan access into:

### Dining Room 10'0" x 7'3" (3.054 x 2.218)

With central heating radiator and double glazed patio door into garden.

### Fitted Kitchen 10'0" x 7'11" (3.054 x 2.433)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, gas hob, extractor chimney over, wall mounted Vaillant boiler in cupboard, plumbing for automatic washing machine, space for fridge freezer, pantry, double glazed window to rear elevation and obscured double glazed door into garden.

### Landing

With storage cupboard, loft hatch and doors into:

### Master Bedroom 10'11" x 9'1" (3.336 x 2.776)

With central heating radiator, double glazed window to front elevation and door into:

### Ensuite Shower Room

With walk in shower, low flush wc, pedestal wash hand basin and splash back tiling.

### Bedroom Two 9'7" x 8'4" (2.93 x 2.564)

With central heating radiator and double glazed window to rear elevation.

### Bedroom Three 8'9" x 6'2" (max) (2.67m x 1.88m (max))

With central heating radiator and double glazed window to front elevation.



### Bathroom 6'10" x 6'7" (2.093 x 2.019)

Having panel bath with shower over, shower screen, low flush wc, pedestal wash hand basin, splash back tiling, central heating radiator and obscured double glazed window to rear elevation.

### Outside

Front: With driveway leading to front entrance door.

Rear: With paved patio area and lawn beyond.

### Agents Note

COUNCIL TAX BAND: C

We have been informed that the property is freehold. Please check this detail with your solicitor.



All main services are connected (gas/electric/water).

Broadband/mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

