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FIND YOUR HOME



117 Timbertree Crescent
Cradley Heath,
West Midlands
B64 7NR

Offers In The Region Of £225,000



On Timbertree Crescent, Cradley Heath this beautifully presented semi detached home is an excellent for first time buyers. The location of Timbertree Crescent is another highlight, providing easy access to local amenities including schools, Haden Hill Park and transport links making it a convenient choice for daily living.

The property in brief comprises of a block paved driveway to the front, entrance porch and hall, kitchen with integrated appliances, through lounge diner and w.c. Upstairs are two bedrooms and a family bathroom. The garden is low maintenance with stone chippings and patio.

In summary, this semi detached house on Timbertree Crescent presents an excellent opportunity for those looking to settle in a friendly neighbourhood with all the essential comforts of home. JH 15/06/2026 EPC=D







Approach

Via a block paved driveway with steps to the double glazed obscured front door into entrance porch.

Porch

Door way into the entrance hall with stairs to first floor accommodation, central heating radiator, door into through reception room and door way into kitchen.

Kitchen 9'10" min 22'3" max x 11'5" max 5'10" min (3.0 min 6.8 max x 3.5 max 1.8 min)

Double glazed window to side, double glazed obscured door to side, double glazed window to rear, vertical central heating radiator, matching high gloss wall and base units with wood effect surface over, splashback tiling to walls, sink with mixer tap and drainer, integrated microwave, integrated oven and hob with extractor over, integrated fridge freezer, central heating boiler, door into the downstairs w.c., door to through reception room.

Downstairs w.c.

Low level flush w.c., fitted storage.

Through reception room 11'1" max 9'10" min x 19'4" (3.4 max 3.0 min x 5.9)

Double glazed window to front, double glazed window to rear, coving to ceiling, two central heating radiators, feature electric fire.

First floor landing

Double glazed obscured window to side, loft access and doors to shower room and two bedrooms.











Shower room

Double glazed obscured window to rear, central heating radiator, low level flush w.c., pedestal wash hand basin with mixer tap, walk in shower.

Bedroom one 8'10" x 14'5" (2.7 x 4.4)

Two double glazed windows to front, central heating radiator, bifold door to fitted wardrobe.

Bedroom two 10'2" x 10'5" (3.1 x 3.2)

Double glazed window to rear, central heating radiator.

Rear garden

Slabbed patio area, stone chipping borders, variety of shrubs, two sheds to the rear.

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 your offer until these checks have been carried out.

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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

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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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