



Taylors

CRADLEY HEATH, Highland Road

Offers In Region Of £275,000

3 1 2

- Convenient residential location
- Large rear garden
- Sitting room with Log burner
- Utility Area
- Garage
- Full width rear extension
- Lounge with open fire
- Spacious Dining Kitchen
- Attractive Bathroom
- Wide Belling 7 ring cooker



An outstanding TRADITIONAL SEMI DETACHED HOME having a superb large full width rear extension. Requiring INTERNAL INSPECTION and with a LARGE REAR GARDEN, gas central heating and PVC double glazing. Porch, Hall with stained glass entrance door, Lounge with OPEN FIRE , Sitting Room with LOG BURNER and opening to Super Dining/Living Kitchen with Utility Area, Three Bedrooms , modern period style Bathroom. Garage.

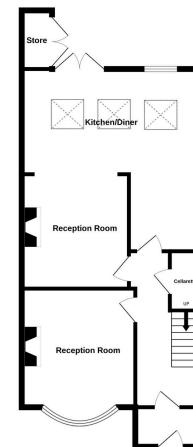
All main services connected. Tenure Freehold. Council Tax Band C. EPC D. Broadband/ Mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction traditional with tiled roof. Long term flood risk very low.

Double glazed Porch With tiled floor and power, **Reception Hall** Having lovely leaded and stained glass entrance door. Store Cupboard off, **Front Lounge** - 4.17m x 3.51m (13'8"into bay x 11'6") With attractive period style fireplace with tiled inset and OPEN FIRE, **Rear Sitting Room** - 3.45m x 3.35m (11'4" x 11'0") Having fireplace with LOG BURNER and opening to the super Living Kitchen, **Superb Living/Dining Kitchen** - 5.87m x 4.65m (19'3"max x 15'3") With tiled floor, 3 velux windows [one electrically operated], multifunctional ceiling lighting and ceiling speaker system. Range of floor and wall cupboards with solid wood doors. Wide Belling 7 ring cooker with cooker hood. Utility area with space for American style fridge freezer, washer and dryer, **Landing, Front Bedroom One** - 4.29m x 3.48m (14'1"into bay x 11'5") With ornamental fireplace, **Bedroom Two** - 3.51m x 3.35m (11'6" x 11'0") With ornamental fireplace, **Bedroom Three** - 2.16m x 1.83m (7'1" x 6'0"), **Period style Bathroom** - 2.39m x 1.93m (7'10" x 6'4") Having shaped bath on legs with telephone style taps/shower handle, High level WC and handbasin. Built in Linen cupboard, **Garage** With shared drive approach, **Large Rear Garden** Having substantial Garden Store with double doors, good size lawn and rear CHILDRENS PLAY AREA

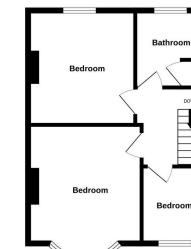




Ground Floor

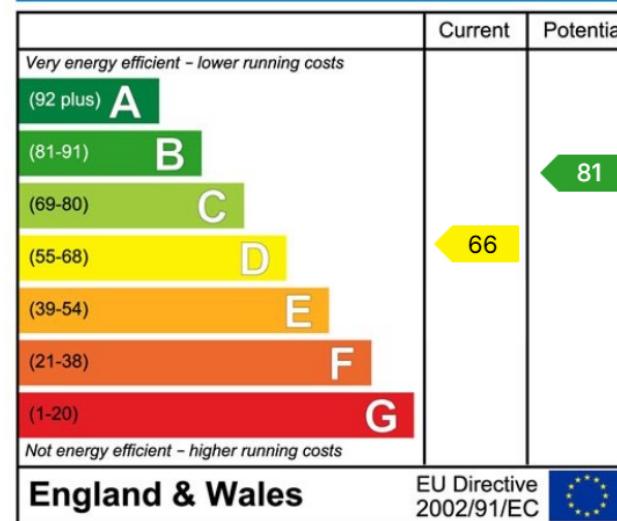


1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Mark van Mierlo CICL

Energy Efficiency Rating



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