Grove.

FIND YOUR HOME

29 Timbertree Crescent
Cradley Heath,
West Midlands
B64 7LH

Offers In The Region Of £220,000

This property offers excellent opportunity for families and buyers looking for a well presented home with a practical layout. The location provides a good balance of residential surroundings and accessibility to local amenities while the property itself offers a variety of useful living and outdoor spaces.

The property is approached via a pathway leading to the front entrance door with a separate gated side access providing access to the rear garden. Internally the entrance hallway provides access to the spacious living room featuring a fireplace as an attractive focal point. The modern fitted kitchen offers a range of wall and base units, matching work surfaces, inset sink, electric fan oven and hob, together with a useful pantry. The kitchen leads through to the separate dining room with double doors opening into the conservatory overlooking the rear garden.

Upstairs are three bedrooms and a modern family bathroom, fitted with a white suite comprising a low level w.c., vanity wash hand basin and panelled bath with electric shower over and shower screen. There are also two useful storage cupboards accessed from the bathroom and bedroom two.

Outside, the rear garden offers a patio seating area leading onto the lawn with a separate lower garden beyond. The garden also benefits from an outbuilding providing a w.c. and useful brick built stores offering additional storage and practical space.

With its three bedrooms, generous living accommodation and versatile garden, this property provides a comfortable and practical home with plenty of scope for everyday family living. JH 28/09/2026 EPC=D

BOSCH

Approach
Via shared steps with concrete slabs to the double glazed obscured front door into entrance hall.

Entrance hall
Double glazed obscured window to side, stairs to first floor accommodation, central heating radiator, cupboard housing the fuse box, door way into the front reception room and kitchen.

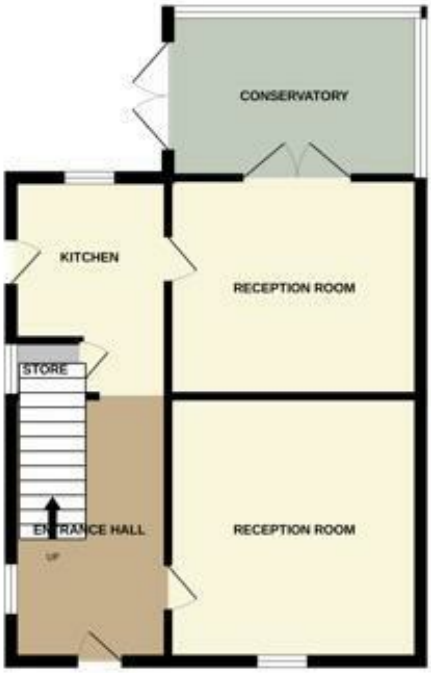
Front reception room 12'1" x 12'5" (3.7 x 3.8)
Double glazed window to front, central heating radiator, feature fireplace with surround, half height panelling to the walls.

Kitchen 10'5" x 6'10" (3.2 x 2.1)
Double glazed window to rear, door to under stairs store cupboard with double glazed obscured window to side, wall and base units with marble effect surface over, panelled splashbacks to the walls, one and a half bowl sink with mixer tap and drainer, integrated oven, gas hob, extractor, door way into the dining room.

Dining room 11'5" x 9'6" (3.5 x 2.9)
Double opening doors to the conservatory, central heating radiator, panelling to one wall.

Conservatory 8'10" x 8'2" (2.7 x 2.5)
Double glazed double doors to side, double glazed windows to surround.

GROUND FLOOR



1ST FLOOR

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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First floor landing
Double glazed obscured window to side, loft access, doors into three bedrooms and bathroom.

Bathroom
Double glazed obscured window to rear, vertical central heating towel rail, bath with mixer tap, vanity style wash hand basin with mixer tap, low level flush w.c., built in store cupboard housing the central heating boiler.

Bedroom one 12'5" x 10'5" (3.8 x 3.2)
Double glazed window to front, central heating radiator.

Bedroom two 9'10" x 9'10" (3.0 x 3.0)
Double glazed window to rear, central heating radiator, door to built in wardrobe.

Bedroom three 7'10" x 8'6" (2.4 x 2.6)
Double glazed window to front, central heating radiator.
Agents Note: Clients must be aware that the stair bulk head is in this room.

Garden
Slabbed patio area, raised stone chipping beds, stepping stones through the lawn to further gated garden area.

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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