

for sale

offers in the region of **£275,000**



## Haysech CRADLEY HEATH B64 7JL

A three bedroom detached family home in a popular and convenient location backing onto Haden Hill Park. Benefiting from versatile accommodation throughout and a well-built summerhouse/office space in the rear garden, this property is perfect for families looking to move to the Haden Hill area.

# Hayseech CRADLEY HEATH B64 7JL

## Approach

The property has a pebbled front garden with planting borders, there is a driveway with a pathway providing access to side gate to rear garden, front door opening to:

## Entrance Hall

Wood effect flooring, stairs up to first floor accommodation, central heating radiator, two storage cupboards, window to front elevation, doors leading to:

## Downstairs W.C

Low level W.C, wash hand basin, central heating radiator, extractor, window to front elevation.

## Kitchen/Dining Room

9' 7" max x 24' 6" ( 2.92m max x 7.47m )

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, gas hob, extractor over, space and plumbing for appliances, part tiling to walls, central heating radiator, bow window to front elevation, opening to dining area, space for dining table, window to rear elevation, door to side access, door to lounge.

## Lounge

12' 4" plus recess x 11' 3" ( 3.76m plus recess x 3.43m )

Central heating radiator, double glazed patio doors opening to rear garden.

## Landing

Loft hatch, doors leading to:

## Bedroom One

9' 8" x 13' 8" max ( 2.95m x 4.17m max )

Central heating radiator, window to front elevation.

## Bedroom Two

11' 2" x 10' 4" max ( 3.40m x 3.15m max )

Central heating radiator, window to rear elevation.

## Bedroom Three

7' 10" x 8' 8" ( 2.39m x 2.64m )

Central heating radiator, window to rear elevation.



## Shower Room

Shower cubicle, pedestal wash hand basin, tiled splashback, low level W.C, extractor, storage cupboard housing new boiler, part tiling to walls, obscured window to front elevation.

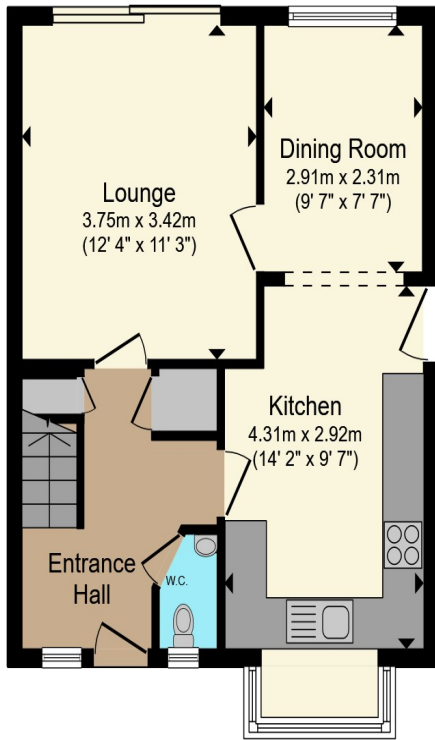
## Rear Garden

A low maintenance, fence enclosed rear garden backing onto Haden Hill Park, with brick paved patio (curently covered with artificial grass), gated side access to front of the property, access to summerhouse/office with utility space.

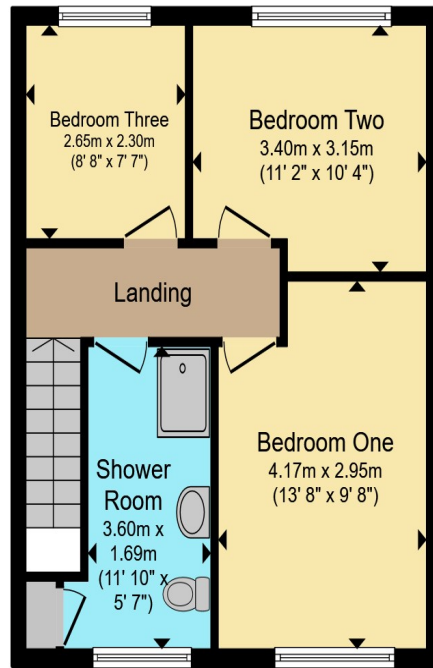
## Listers Remarks

Please note that the rear garden does not gain access to Haden Hill Park. The boiler was new in 2022, the wall insulation and loft insulation were all renewed in 2022 also.





**Ground Floor**



**First Floor**

Total floor area 86.6 m<sup>2</sup> (932 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Tenure:Freehold EPC Rating: C

Council Tax Band: C

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