ABODE
SALES & LETTINGS

Timbertree Crescent, Cradley Heath, West Midlands, B64 7ND

£190,000



https://www.abodemidlands.co.uk







A beautifully-presented two-bedroom property located on Timbertree Crescent, offered for sale with no onward chain and vacant possession. The home benefits from newly laid carpets, fresh décor, and modern kitchen and bathroom furnishings, creating a stylish and move-in-ready opportunity for prospective buyers.

The accommodation comprises a welcoming entrance porch and hallway, a bright lounge with front-facing bay window, and a modern open plan kitchen/diner with integrated appliances and access to the rear garden. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom.

Further benefits include full UPVC double glazing throughout, gas central heating, a spacious rear garden, and useful external storage outbuildings. The property also enjoys the added advantage of being situated within very close proximity to the beautiful Haden Hill Park, offering attractive green space and a pleasant local amenity nearby.

An ideal home for first-time buyers, downsizers, or investors seeking a property requiring minimal further work.

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Porch
A welcoming entrance porch features a UPVC double glazed sliding front door, UPVC double glazed windows to the front and side elevations, and an internal composite door leading into the hallway.

Hallway
The spacious hallway benefits from a UPVC double glazed frosted window to the side elevation, central heating radiator, staircase rising to the first floor landing, smoke alarm, and stylish internal oak panel doors leading to the principal rooms.

Lounge
A bright and comfortable reception room featuring a UPVC double glazed bay window to the front elevation, central heating radiator, and telephone point.

Kitchen/Diner
A superb open plan kitchen diner with UPVC double glazed windows overlooking the rear and side elevations. The kitchen is fitted with a range of matching wall and base units, drawers, and contrasting drop-edge work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, four-ring electric hob with stainless steel extractor hood, oven and grill.

Additional features include a breakfast bar, plumbing and space for freestanding under-counter appliances, and a useful under-stairs pantry cupboard providing excellent storage with fitted shelving. The cupboard also houses the consumer unit, electric meter, and gas meter. A UPVC double glazed door provides access to the rear garden.

Landing
The landing features a UPVC double glazed frosted window to the side elevation, access to the loft space, smoke alarm, and doors leading to the bedrooms and bathroom.

Bedroom One
A generous double bedroom with two UPVC double glazed windows to the front elevation, central heating radiator, television point, and a useful over-stairs storage cupboard housing the gas central heating boiler.

Bedroom Two
A well-proportioned bedroom with a UPVC double glazed window overlooking the rear elevation, central heating radiator, and built-in storage cupboard.

Family Bathroom
A modern three-piece family bathroom suite comprising a low-level WC, pedestal wash hand basin, and bath with electric shower over and glass screen. Further features include tiled wall coverings, extractor fan, ceiling spotlighting, and a chrome heated towel radiator.






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AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

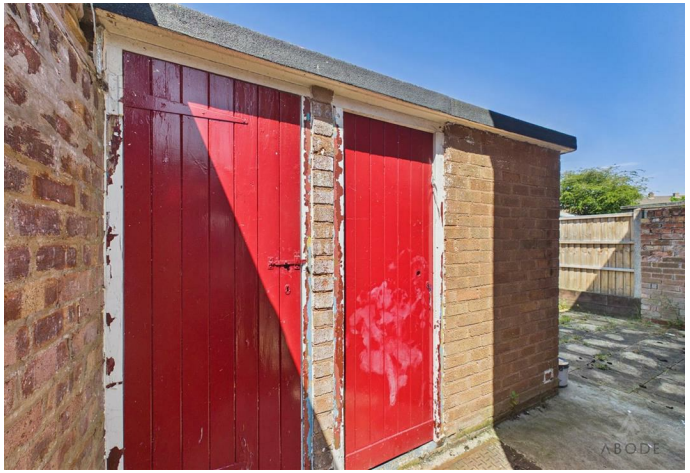


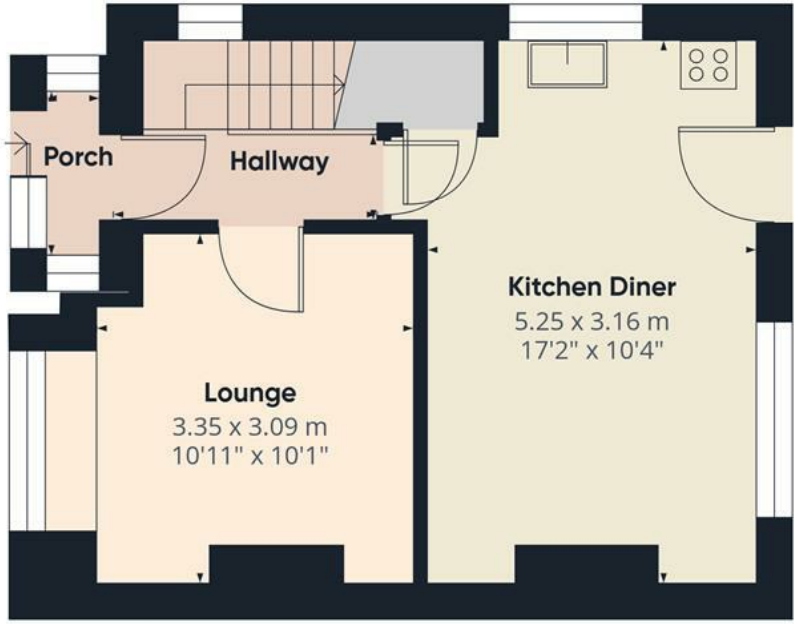




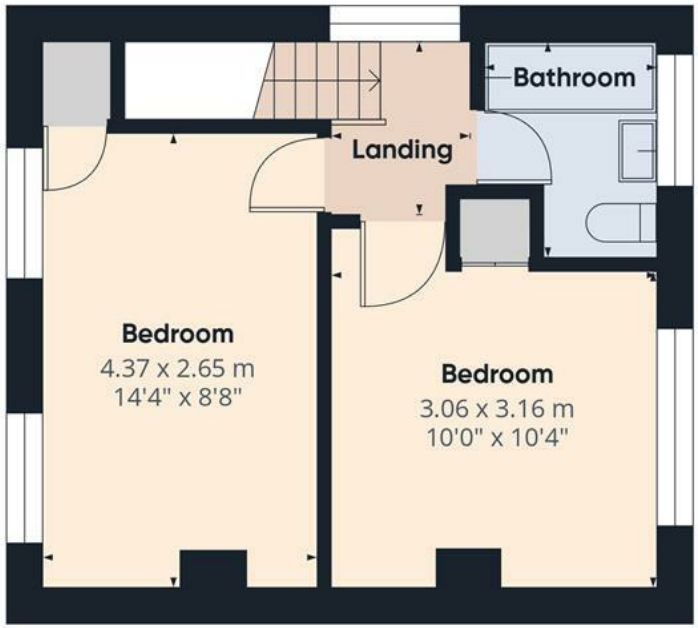








Floor 0



Floor 1



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Approximate total area(1)

59.2 m²

637 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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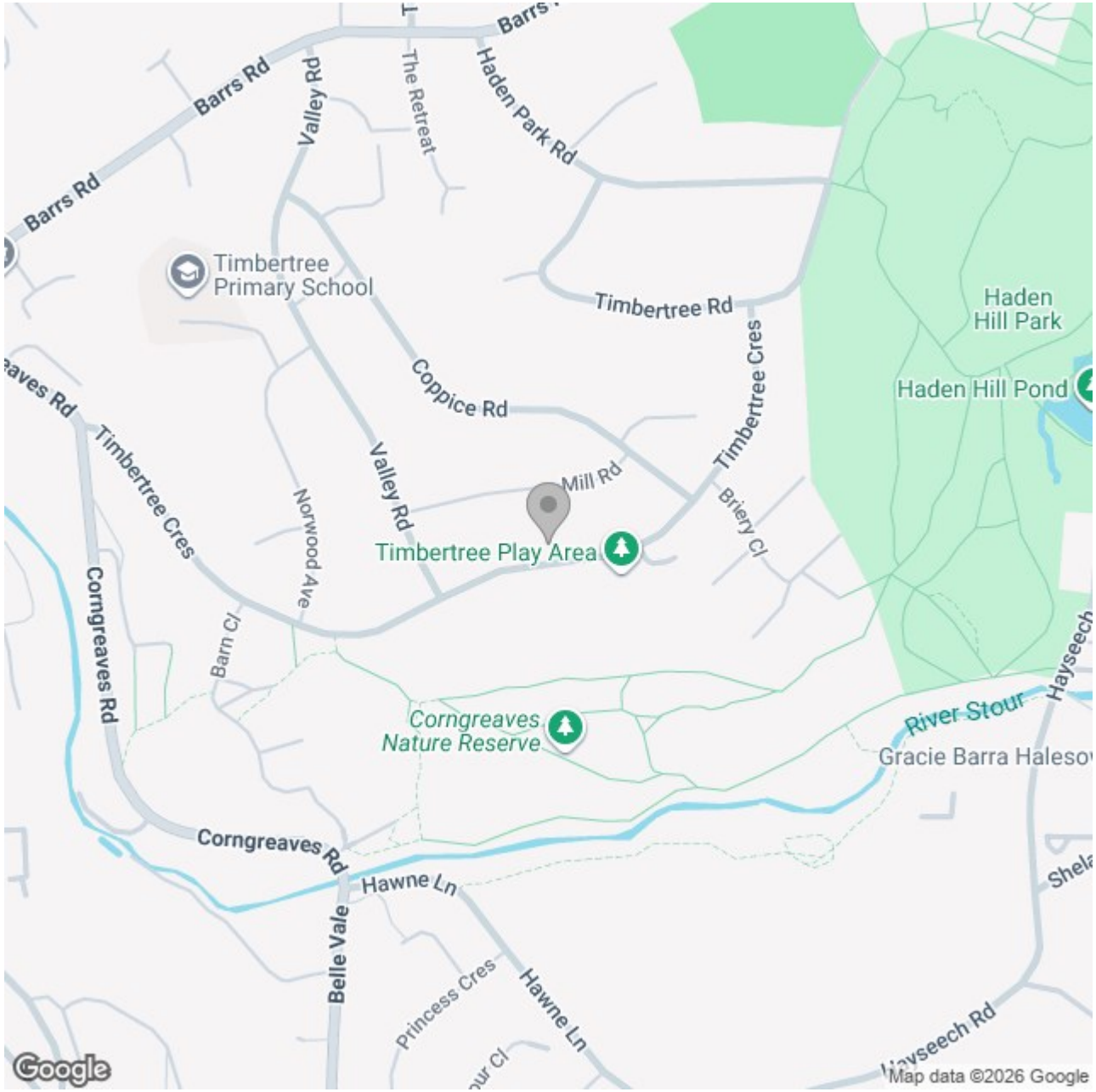

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.