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33 Timbertree Road
Cradley Heath,
B64 7LF

Offers In The Region Of £360,000



Situated on the highly sought after Timbertree Road in Cradley Heath, this well presented detached bungalow offers spacious and versatile accommodation with excellent potential. Benefiting from two bedrooms and a loft room, the property provides the opportunity for additional living space, subject to the necessary planning permissions. Occupying a generous plot with beautifully landscaped gardens, this charming home is ideally positioned within a friendly neighbourhood, offering convenient access to local amenities, parks and excellent transport links.

The accommodation briefly comprises a driveway to the front providing ample off road parking, with access to the property via a side entrance. The side door opens into an entrance porch, leading through to a spacious central hallway which forms the heart of the home. From here, there is access to the kitchen, lounge, two bedrooms and the family bathroom. The kitchen is fitted with quality solid wood cabinetry and leads through to a useful utility room, which in turn provides internal access to the garage and a separate WC. The second bedroom features stairs rising to the versatile loft room, which benefits from its own shower room, making it ideal as a guest room, hobby space or home office.

To the rear, the property enjoys a beautifully landscaped garden, predominantly laid to lawn and complemented by a variety of mature shrubs and planting, creating a private and attractive outdoor space.

Offering generous living accommodation, versatile additional space, multiple bathroom facilities and ample off-road parking, this wonderful home combines comfort, practicality and future potential. Early viewing is highly recommended to fully appreciate everything this delightful property has to offer. JH 29/09/2026 V2 EPC=E





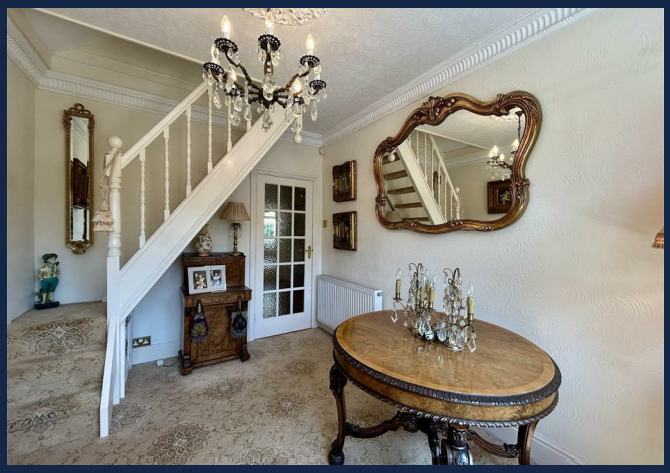












Approach
Via a tarmacadam driveway with block paved borders, lawn to the front, planted area, side front door gives access into the entrance porch with door into entrance hall.

Entrance hall
Coving to ceiling, central heating radiator, doors into lounge, kitchen, bathroom and bedrooms, sliding door into cloakroom.

Lounge 17'8" x 11'9" max 8'6" min (5.4 x 3.6 max 2.6 min)
Double glazed window to front, central heating radiator, coving and rose to ceiling, two fitted storage cupboards.

Kitchen 11'9" x 10'5" (3.6 x 3.2)
Double glazed window to rear, door into the inner hallway, central heating radiator, wall and base units with work surface over and splashbacks to match, additional splashback tiling, sink with mixer tap and drainer, hob, extractor, integrated double oven.

Inner hall
Door to rear garden and further doors into the garage and utility area.

Utility 11'9" max 8'2" min x 8'10" (3.6 max 2.5 min x 2.7)
Double glazed window to rear, skylight, base units with work surfaces, central heating radiator, double glazed window to side, space for washing machine.












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Bedroom one 11'9" x 12'1" (3.6 x 3.7)
Coving and rose to ceiling, central heating radiator, double glazed French doors into conservatory, archway to en-suite shower room.

En-suite shower rom
Double glazed obscured window to side, central heating radiator, shower, vanity style wash hand basin.

Conservatory 7'6" x 11'5" (2.3 x 3.5)
Double glazed windows to surround, double glazed patio door to rear.

Bedroom two 11'9" x 8'10" (3.6 x 2.7)
Double glazed bay window to front, central heating radiator, coving and rose to ceiling, steps up to the loft room.

Loft room 9'6" x 17'0" (2.9 x 5.2)
Two double glazed skylights, central heating radiator, fitted eaves storage cupboard and door into the shower room.
Agents Note: Clients must take into account the limited head height in this room due to the eaves.

Shower room
Two double glazed skylights, shower, pedestal wash hand basin and w.c.

Rear garden
Patio with slabbed pathway via a variety of shrubs and lawn to the summer house and shed to the rear.

Garage 16'0" x 8'6" (4.9 x 2.6)

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 D

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.



TOTAL FLOOR AREA : 1531 sq.ft. (142.2 sq.m.) approx.

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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