Connells

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for sale

offers in the region of **£375,000**



The Crescent Cradley Heath B64 7JS

Ideal for families, this four bedroom detached property is located in the popular Haden Hill area close to the park and transport links. Briefly comprising: porch, hallway, lounge, dining room, re-fitted kitchen, downstairs w.c, four good sized bedrooms, family bathroom with bath and shower, lovely rear garden, garage with car port and driveway. Well-presented throughout, this spacious family home in a sought after location must be viewed to be appreciated.

The Crescent Cradley Heath B64 7JS

Approach

The property has a driveway to the front with car port and up and over door to garage. Lawns to the side with planted borders and gate to the rear garden. Front door opens to the porch

Porch

Tiled flooring, door to garage and door to hallway

Hallway

Stairs to first floor accommodation, door to w.c and door to lounge

W.C

Comprising: low level w.c, vanity wash hand basin, double glazed obscured window to side elevation

Lounge

Double glazed French doors opening to the rear garden, double glazed window to side, under stairs storage cupboard, two central heating radiators, door to dining room

Dining Room

Double glazed window to rear elevation, central heating radiator, coving to ceiling

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, five ring gas hob with cooker hood over, integrated dishwasher, space for fridge freezer, coving to ceiling, wood effect flooring, double glazed bow window to front elevation, central heating boiler, double glazed door to side, central heating radiator

First Floor Landing

Access to loft space, airing cupboard and doors leading to:

Bedroom One

Double glazed window to rear elevation, central heating radiator, coving to ceiling, range of fitted wardrobes



Bedroom Two

Double glazed window to front elevation, central heating radiator, coving to ceiling

Bedroom Three

Double glazed window to rear elevation, wood effect flooring, central heating radiator and coving to ceiling

Bedroom Four

Double glazed window to front elevation, central heating radiator, wood effect flooring and coving to ceiling

Bathroom

Comprising: panelled bath, shower cubicle, wash hand basin, low level w.c, part tiling to walls, wood effect flooring, heated towel rail, two double glazed obscured windows to side elevation

Rear Garden

A pleasant rear garden perfect for entertaining with a sunny aspect. Patio area with steps to further low maintenance garden, pebbled and decked patio's with planted borders and railway sleepers, outside tap and fencing to borders

Garage

Up and over door to front, plumbing for washing machine, power and lighting, door to rear and door to porch

Aml Fee

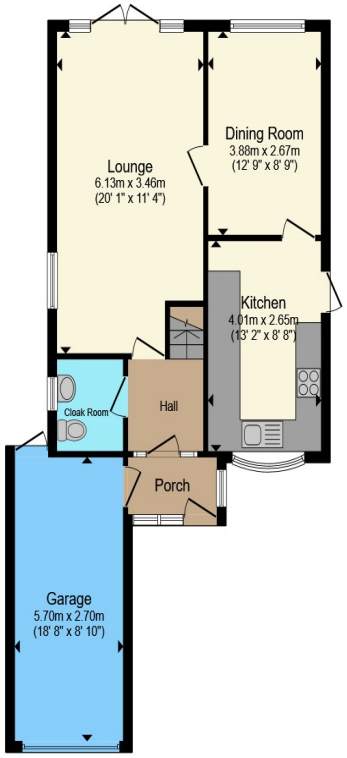
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

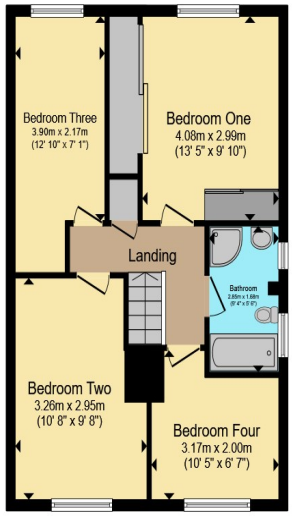












Ground Floor **First Floor**

Total floor area 123.5 m² (1,329 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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Property Ref: HSW316554 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: E

view this property online
connells.co.uk/Property/HSW316554

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