

for sale

offers in the region of **£335,000**



High Haden Road Cradley Heath B64 7PJ

An extended three bedroom semi-detached property in a the sought after location of Haden Hill. Benefitting from well-presented and refreshed interiors, along with a good sized rear garden and a driveway, this property is perfect for growing families looking to move to the Haden Hill area. Briefly comprising: porch, entrance hall, dining room, extended lounge, extended breakfast kitchen, three bedrooms, re-fitted bathroom, garage, good sized rear garden and driveway. Viewing is recommended to appreciate the accommodation on offer.

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Approach

The property has a driveway to the front, with gated access to storage area. There is a planting area with well established shrubs and front door opening to:

Porch

Door to:

Entrance Hall

Central heating radiator, stairs up to first floor accommodation, storage cupboard, doors to:

Extended Lounge

Central heating radiator, gas stove feature fireplace, double glazed French doors to rear garden, two double glazed skylights to ceiling.

Extended Breakfast Kitchen

Fitted with wall and base units with work surfaces over, Belfast sink, integrated oven, gas hob, cooker hood over, part tiled walls, integrated dishwasher, integrated fridge, central heating radiator, island with breakfast bar, spotlights to ceiling, double glazed window to side elevation, double glazed French doors opening to rear garden. Has double glazed skylight to ceiling.

Dining Room

Central heating radiator, gas stove feature fireplace, double glazed bay window to front elevation.

Landing

Storage cupboard, double glazed obscured window to side elevation, doors to:

Bedroom One

Central heating radiator, double glazed bay window to front elevation.



Bedroom Two

Central heating radiator, double glazed window to rear elevation.

Bedroom Three

Loft hatch, central heating radiator, double glazed window to rear elevation.

Re-Fitted Bathroom

Low level W.C, vanity wash hand basin, heated towel rail, bath with shower over, tiled walls, extractor, spotlights to ceiling, double glazed obscured window to front elevation.

Garage

A re-built garage with central heating radiator, boiler, work surfaces with space and plumbing for appliances, spotlights to ceiling, double glazed window to rear elevation, door to rear garden.

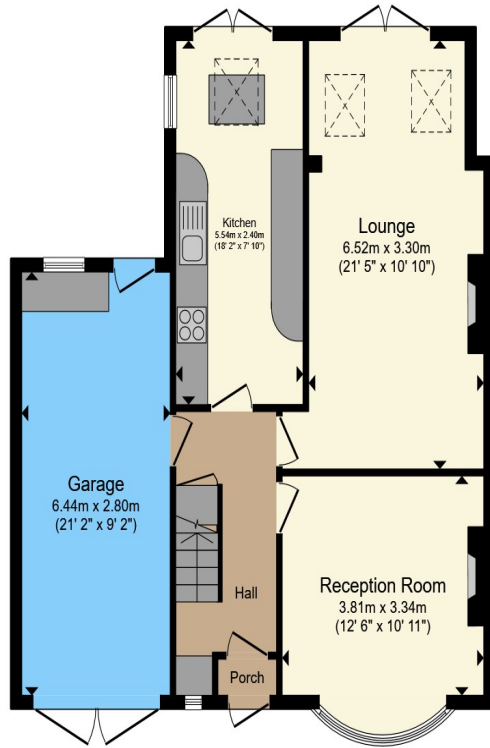
Rear Garden

A good sized rear garden perfect for entertaining. Patio area, steps down to lawn beyond, well established shrubs, planting borders, timber shed and outside tap.

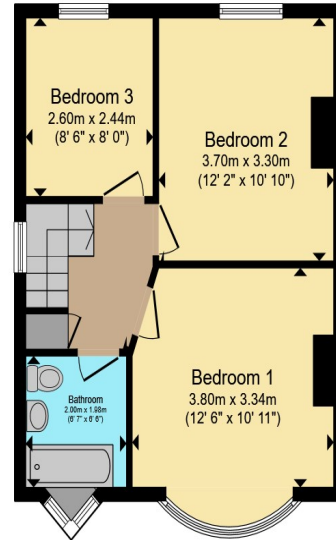
Loft

Newly insulated with ladder access to good sized boarded area





Ground Floor



First Floor

Total floor area 119.7 m² (1,288 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



To view this property please contact Connells on

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Property Ref: HSW316688 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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