



High Haden Road, Cradley Heath
Offers in Excess of £270,000

Features:

- Semi detached house
- Three bedrooms
- Open lounge/diner
- Kitchen
- Modern bathroom
- Rear garden
- Driveway and garage
- EPC - D

Description:

This is a large, traditional, well-presented, light and airy semi-detached house located in a highly-respected road in the sought after area of 'Haden Hill', Cradley Heath. This would make an ideal family home.

The property in brief: Entrance porch with double opening doors. Entrance Hall with beautiful, traditional minton-tiled flooring leading to an under-stairs pantry (which could be converted to a w.c.). The hall leads into the through lounge-diner which has high ceilings, plaster coving and picture-rails; the lounge features a large stained glass, bay window and a beautiful cast-iron fireplace, slate hearth with a coal-effect living flame fire. The dining area also has a fireplace and French doors opening to the rear garden. The Kitchen benefits from a traditional quarry tiled floor, integrated electric hob and oven, an extractor within the chimney breast plus integrated fridge/freezer and dishwasher. There is space for a washing machine and dryer. To the side of the kitchen is a lobby, which could be converted to a utility room.

Upstairs the 3 bedrooms are very well proportioned; bedrooms 1 and 2 both being large doubles; bedroom 3 is a really good size single. The family bathroom offers a bath, walk in shower and features an oriel shaped window with stained/leaded glass.

This property is located near to several local schools of all ages, as well as Haden Hill Park and Haden Hill Leisure Centre. There are road links to Halesowen, Dudley and Birmingham, along with rail links from Old Hill train station. Junctions 2 and 3 of the M5 are also close-by. Local shops and amenities are located within close proximity, with further shops being accessed in Halesowen and Blackheath.



Details:

Entrance Porch

Entrance Hall

Lounge/Diner

27' 4" to bay x 13' 0" max (8.32m x 3.96m)

Kitchen

9' 10" x 13' 0" (2.99m x 3.96m)

Bedroom One

13' 0" x 11' 2" (3.96m x 3.40m)

Bedroom Two

11' 0" x 13' 1" max (3.35m x 3.98m)

Bedroom Three

9' 8" x 8' 4" (2.94m x 2.54m)

Bathroom

8' 0" x 6' 5" (2.44m x 1.95m)

Garage

14' 0" x 8' 9" (4.26m x 2.66m)



EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.

How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: www.morganfs.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

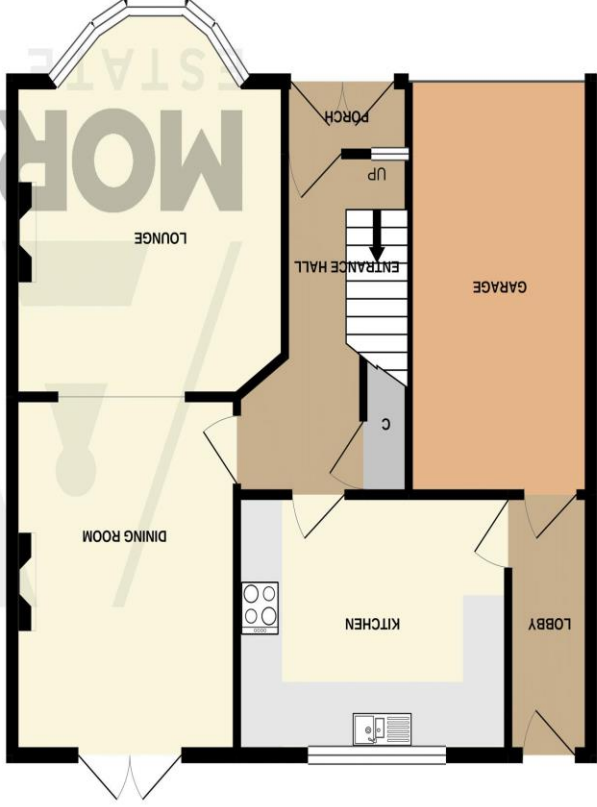
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

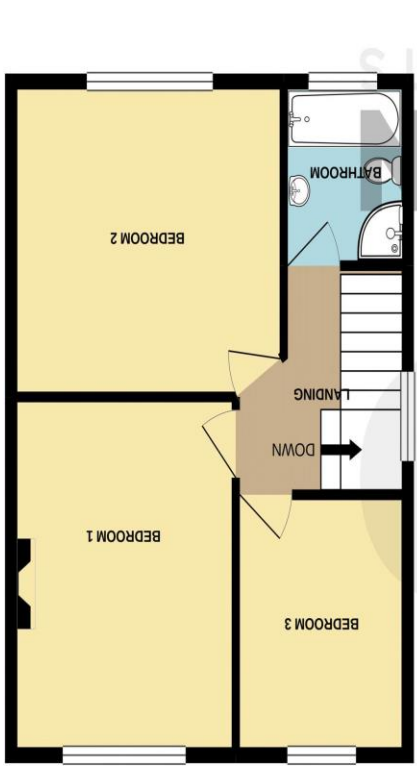
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GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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