

for sale

offers in the region of **£600,000**



High Haden Road Cradley Heath B64 7PN

A large detached family residence occupying a great sized plot in the sought after location of Haden Hill. With stunning far reaching views, this traditional family home is conveniently located for schools, transport links and Haden Hill Park. The property is finished to a high standard throughout and is ideal for growing families. Briefly comprising: porch, hallway, lounge, open plan living room, kitchen and dining room, utility room, downstairs w.c, four good sized bedrooms, large family bathroom, beautiful rear garden, garage with further storage room/office to the rear and ample off road parking for several cars.

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Approach

The property has a large landscaped frontage with lawns, pebbled and wooden pathway, tarmac driveway leading to the garage, gated access to the rear garden on both sides, ceramic tiled paving and feature planters lead up to the porch.

Porch

Double glazed windows and door to front, further door to hallway

Hallway

A lovely welcoming hallway with Karndean flooring, central heating radiator, under stairs cupboard with double glazed window to front, spot lights to ceiling, stairs to first floor and doors leading to:

Lounge

Double glazed bay window to front elevation, Karndean flooring, feature fireplace with multi fuel burner, spot lights to ceiling, central heating radiator, double glazed obscured window to side elevation

Open Plan Living Room/Kitchen

A stunning open plan design ideal for modern families and entertaining

Living Area

Double glazed window to front elevation, Karndean flooring, double glazed window to side elevation, coving to ceiling, feature fireplace with Handol Swiss log burner, central heating radiator and leading through to the kitchen/dining area

Kitchen/Dining Room

Fitted with a range of quality wall and base units with Granite work surfaces over, central island with useful storage and breakfast table, induction hob with extractor over, two integrated ovens, wine cooler, coving to ceiling, integrated dishwasher, double glazed window to rear elevation, double glazed French doors opening to the rear garden, Karndean flooring, doors open to utility and inner hall

Utility Room

A range of units with plumbing for washing machine, space for appliances, spot lights to ceiling, sink and drainer, central heating radiator, space for American fridge freezer and double glazed window to rear elevation



Inner Hall

Central heating radiator, door to w.c, door to side access

Downstairs W.C

Low level w.c, wash hand basin, heated towel rail, tiling to walls and floor, extractor

First Floor Landing

A lovely landing with double glazed picture window to front elevation, loft access, coving to ceiling, doors leading to:

Bedroom One

Double glazed French doors to the rear, opening to the Balcony with glass panels which offers a lovely seating area overlooking the rear garden with far reaching views. Spot lights to ceiling, central heating radiator, coving to ceiling, connecting door to bedroom four which ideal if you have little ones next door

Bedroom Two

Double glazed bay window to front elevation with far reaching views, additional window to side elevation, central heating radiator, coving to ceiling and spot lights.

Bedroom Three

Double glazed window to rear elevation with far reaching views, central heating radiator, coving to ceiling and spot lights

Bedroom Four

Double glazed window to front elevation with views, central heating radiator, coving to ceiling and spot lights

Family Bathroom

A large family bathroom with spa bath, shower cubicle with multi head shower, Porcelanosa tiles, low level w.c, Jack & Jill vanity sinks, under floor heating, vanity mirror, double glazed obscured window to rear elevation

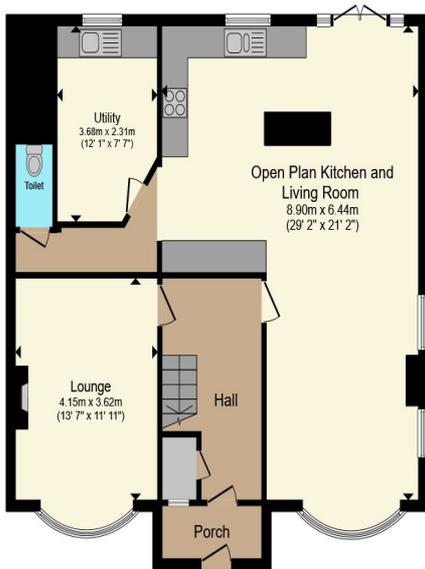
Rear Garden

A stunning landscaped rear garden with views to the rear with Granite paved patio area, surrounded by pebbled beds with shrubbery, steps down further patio and steps to the large lawn with mature trees and shrubs. There are fences to borders and gates on both sides of the property leading to the front. Two double glazed doors open to the garage and rear storage room/office

Garage

Up and over door to the front, power and lighting, separate fuseboard and pipes have been laid for central heating. There is an additional separate room to the rear ideal for storage or could be converted into an office at the rear or potential for annexe conversion subject to planning permission.

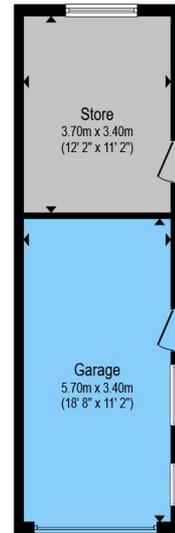




Ground Floor



First Floor



Garage & Store Room

Total floor area 188.0 m² (2,023 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: HSW316486 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: E

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