

HUNTERS®

HERE TO GET *you* THERE



Timbertree Road

Cradley Heath, B64 7LE



Timbertree Road

Cradley Heath, B64 7LE

Offers In The Region Of £385,000



Front of The Property

To the front of the property beyond dwarf wall there is a tarmac driveway leading to garage store with block paved edging and raised planted beds with decorative slate.

Porch

With a double glazed composite door leading from the front of the property, double glazed windows, tiled floor, further feature stained glass door and windows leading to entrance hall.

Entrance Hall

19'4" x 6'6" (5.9 x 2)

With a feature stained glass door and windows leading from porch, stairs to the first floor landing, storage cupboard housing central heating boiler with window to side, doors to various rooms, panelling, wooden floor and a central heating radiator.

Lounge Diner

30'2" max x 10'9" (9.2 max x 3.3)

With a door leading from the entrance hall, comfortable space for both seating and dining, two feature fireplaces with decorative surrounds and marble hearth, ornate ceiling detailing, double glazed bay window to front, double glazed french doors and windows in bay to rear and two central heating radiators.

Kitchen Breakfast Room

14'1" x 12'9" max (4.3 x 3.9 max)

With doors leading from entrance hall and office, fitted with a range of fitted wall and base units, work surfaces with matching upstands, one and a half stainless steel sink and drainer, integrated oven and gas hob, stainless steel cooker hood over and splashback, integrated dishwasher, plumbing for washing machine, space for tall standing fridge freezer, tiled floor, recessed spotlights, double glazed windows to rear and side, double glazed door to side and a central heating radiator.

Home Office

11'9" x 5'10" (3.6 x 1.8)

With doors leading from the kitchen breakfast room and garage, recessed spotlights, two double glazed skylight windows, further window to side and a central heating radiator.

Garage Store

11'9" x 6'2" max (3.6 x 1.9 max)

With a roller shutter door to front, door to office, storage space, power and light.

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, tiled splashback, tiled floor and a central heating radiator.

Landing

With stairs leading from entrance hall, doors to various rooms and double glazed window to side.

Bedroom One

14'9" into bay x 10'9" (4.5 into bay x 3.3)

With a door leading from the landing, double glazed bay window to front and a central heating radiator.

Bedroom Two

12'5" x 8'10" into wardrobe (3.8 x 2.7 into wardrobe)

With a door leading from the landing, double glazed window to rear and a central heating radiator.

Bedroom Three

6'10" x 6'2" (2.1 x 1.9)

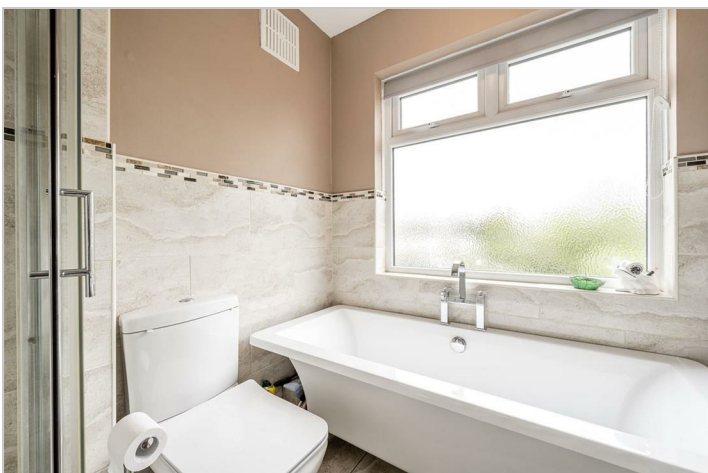
With a door leading from the landing, double glazed window to front and a central heating radiator.

Bathroom

With a door leading from the landing, free standing bath, corner shower with waterfall shower head, WC, wash hand basin, tiled floor, part tiled walls, double glazed window to rear and a chrome heated towel rail.

Garden

With double glazed french doors leading from the lounge diner and further double glazed door leading from kitchen breakfast room to a patio and decked seating area, well maintained lawn, mature shrubs, decorative chipping stones and garden shed.



A map snippet from Google Maps showing the area around Haden Hill Park. The map includes labels for 'Cradley Heath', 'HADEN CROSS', 'Haden Hill Park', and 'A459'. A red location pin is placed on the map. The Google logo and 'Map data ©2024' are visible at the bottom.

[illegible]

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current		85
Potential	60	

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current		
Potential	60	

11a St Johns Road, Stourbridge, DY8 1EJ
Tel: 01384 443331 Email: stourbridge@hunters.com <https://www.hunters.com>