

# HUNTERS®

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## Timbertree Road

Cradley Heath, B64 7LE



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Offers in Excess of £395,000



## Front of The Property

With a block paved driveway leading to garage and porch, dwarf wall, mature shrub borders, outdoor light and gated side access.

## Porch

With a double glazed door to front, quarry tiled floor and a feature wooden stained glass door to entrance hall.

## Entrance Hall

13'5" x 7'2" (4.1 x 2.2)

With feature wooden stained glass door leading from the front of the property, doors to various rooms, storage cupboard with feature stained glass window to front, stairs to the first floor landing with further storage cupboard underneath, decorative panelling and a central heating radiator.

## Dining Room

15'1" x 12'1" max (4.6 x 3.7 max)

With a door leading from the entrance hall, feature fire place with electric fire, space for dining table, decorative picture rail, double glazed bay window to front and a central heating radiator.

## Lounge

15'1" x 12'1" max (4.6 x 3.7 max)

With a door leading from the entrance hall, feature fire place with gas fire, marble hearth, space for seating, decorative picture rail, double glazed bay window to rear and a central heating radiator.

## Kitchen

8'10" x 7'2" (2.7 x 2.2)

With a door leading from the entrance hall, fitted with high gloss soft close wall and base units, work surfaces over with matching up stands, integrated oven, electric hob, fridge and freezer, breakfast bar, stainless steel sink and drainer, tiled splashback, housed boiler, double glazed windows to rear and side, double glazed door to inner hall, recessed spotlights and a central heating radiator.

## Rear Hall

With a double glazed door leading from the kitchen, door to utility and cloakroom, double glazed door and window to side and quarry tiled floor.

## Utility

8'6" x 8'2" max (2.6 x 2.5 max)

With a door leading from the rear hall, plumbing for washing machine, space for tumble dryer, double glazed window to rear and double glazed door to garden.

## Landing

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

## Bedroom One

12'5" x 11'9" (3.8 x 3.6)

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

## Bedroom Two

12'5" x 11'9" (3.8 x 3.6)

With a door leading from the landing, fitted wardrobes and chest of drawers, dressing table, double glazed window to rear and a central heating radiator.

## Bedroom Three

7'2" x 6'10" (2.2 x 2.1)

With a door leading from the landing, built in shelving, exposed wooden floorboards, double glazed window to front and a central heating radiator.

## Bathroom

With a door leading from the landing, bath, separate shower cubicle, WC, wash hand basin, tiled floor and walls, loft access, recessed spotlights, double glazed windows to side and rear and a chrome heated towel rail.

## Garage

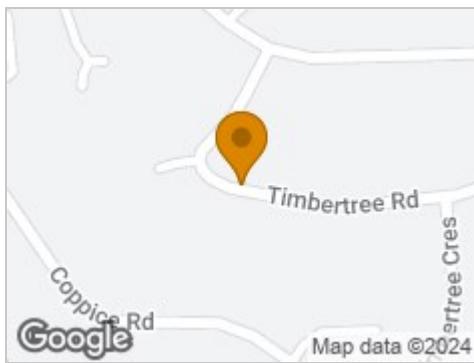
With up and over door leading from the front of the property, light, power and further door to garden.

## Garden

With gated side access and doors leading from rear hall, utility and garage to a patio elevated seating area, steps down to well maintained lawn, mature shrub borders, trees, space for garden shed or green house.



## Road Map



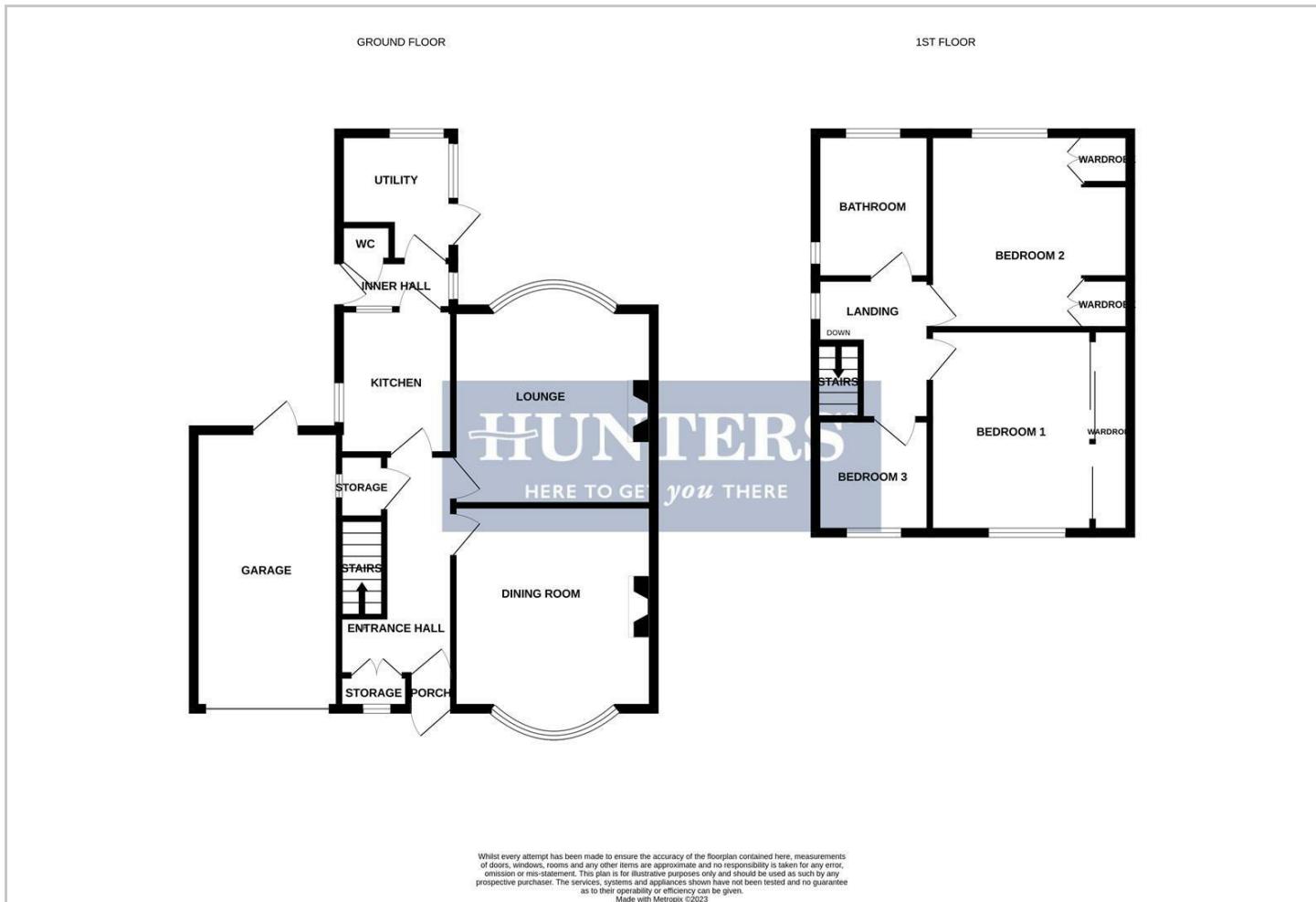
## Hybrid Map



## Terrain Map



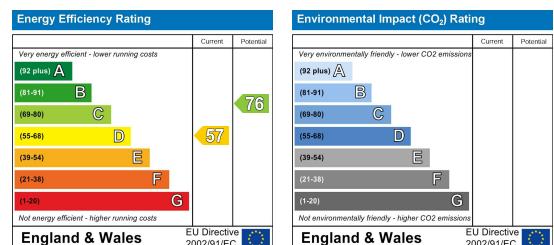
## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.