

25 Church View Drive, Cradley Heath, B64 6JX



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Hicks Hadley

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****OFFERING WITH NO UPWARD CHAIN****
Hicks Hadley welcome to the market this two bedroom semi detached bungalow situated in a quiet cul de sac location. The property offers not only move in ready accommodation but spacious living too. If you are looking to down size but do not want to compromise too much on space, this maybe the option for you. The property briefly comprises: Porch, entrance hallway, modern family bathroom with a double walk in shower unit, two great size bedroom both with fitted wardrobes, Spacious lounge/dining space through to conservatory/sun room, a modern re-fitted kitchen with integrated appliances. To the rear of the property sits a beautifully maintained garden with an access door into the garage. The property further benefits from double glazing and central heating.

Asking Price £270,000 - Freehold



Porch

Double glazed half panelled windows and front door fitted.

Entrance hallway 8'1" x 3'5" (2.46m x 1.04m)

Central heating radiator fitted to the side elevation wall, Two storage cupboards fitted one housing combi 'IDEAL' boiler.

Bedroom one 10'6" x 8'6" (3.20m x 2.59m)

Double glazed bay style window fitted to the front elevation, Central heating radiator fitted to the front elevation, Bespoke fitted wardrobes spanning the length of the bedroom with double hanger and drawer space.

Bedroom two 8'1" x 7'5" (2.46m x 2.26m)

Double glazed window fitted to the front elevation, Radiator fitted to the front elevation, Bespoke fitted wardrobe space.

Family bathroom

Double privacy glazed window fitted to the side elevation, Partially tiled walls, Walk in double shower tray with fitted shower screen, Thermostatic waterfall effect shower head, Sink with chrome mixer tap and vanity unit built in, Chrome towel radiator fitted to the side elevation, low flush W.C.

Lounge/Dining room 19'3" x 11'3" (5.87m x 3.43m)

Sliding glazed door open through into the conservatory space, Fitted fire place with feature surround, coving fitted throughout.

Kitchen 10'1" x 7'2" (3.07m x 2.18m)

Double glazed window fitted to the rear elevation, oak style worktops with partially tiled walls, Stainless steel sink and drainer with mixer tap fitted, Integrated fridge freezer fitted, double oven fitted, Integrated microwave fitted wall mounted, Ceramic hob with pull out extractor fan above with lighting, ample base and wall unit available with a stylish shaker style finish.

Conservatory 12'2" x 7'6" (3.71m x 2.29m)

Glazing windows and sliding doors into the rear garden space.

External

To the front of the property sits a well maintained lawn area and a tarmac driveway with planting and a side access gate, To the rear of the property sits a large space area with a mature lawn and landscaping around the boarder with a perfect view of the church, This garden offers a private aspect, with a side access door into the garage space.



Garage 17'0" x 8'9" (5.18m x 2.67m)

With up and over door, lighting and electric sockets available.

Agent Notes

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :C



EPC :C

Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick and block build with tiled roof, All information has been provided by the vendor, Please confirm details with a chosen solicitor.

