

12 Kererwin Close, Cradley Heath, B64 6SJ



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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

A beautifully presented and well maintained modern two bedroom end of terrace house in this most popular of cul-de-sac locations; excellent for schools, transport links and all local amenities. The property briefly comprises: entrance hall with storage cupboard, downstairs wc, fitted kitchen, spacious lounge/diner and two double bedrooms with ensembles to the first floor. The property further benefits from: double glazing, gas central heating, private rear garden, two parking spaces to the rear and superb canal side views. VIEWING HIGHLY RECOMMENDED. EXCELLENT FOR FIRST TIME BUYERS AND DOWNSIZERS. EPC: C

Offers In The Region Of £235,000 - Freehold

Hicks Hadley



Entrance Hall

With double glazed composite front door, storage cupboard and doors into:

Downstairs WC

With low flush wc, pedestal wash hand basin, central heating radiator and obscured double glazed window to front elevation.

Fitted Kitchen 9'11 x 6'2 (3.02m x 1.88m)

Having matching wall and base units with worktops over, single drainer sink unit, integrated oven, gas hob, extractor over, space for fridge freezer, plumbing for automatic washing machine, wall mounted boiler in cupboard and double glazed window to front elevation.



Spacious Lounge/Diner 19'1 x 12'7 (max) (5.82m x 3.84m (max))

Having feature fireplace, electric fire, stairs to first floor, two central heating radiators, open under stairs storage area and double glazed French doors into garden.

Landing

With loft hatch and doors into:

Bedroom One 12'6 x 8'6 (3.81m x 2.59m)

With central heating radiator, double glazed window to front elevation and door into:

Ensuite Bathroom 6'4 x 6'1 (1.93m x 1.85m)

Having panel bath, low flush wc, vanity wash hand basin, splash back tiling, central heating radiator and obscured double glazed window to side elevation.

Bedroom Two 12'6 x 12'3 (max) (3.81m x 3.73m (max))

With airing cupboard housing water tank, central heating radiator, double glazed window to rear elevation and door into:

Ensuite Shower Room 6'1 x 5'11 (max) (1.85m x 1.80m (max))

With walk in shower cubicle, low flush wc, vanity wash hand basin and central heating radiator.

Outside

Front: With useful block paved frontage leading to front door and fenced off side bin store area.

Rear: With gravelled and paved patio garden area and door providing convenient access to the side bin store and to the two rear parking spaces.

Agents Note



COUNCIL TAX BAND: B

We have been informed that the property is freehold. Please check this detail with your solicitor.

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)

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