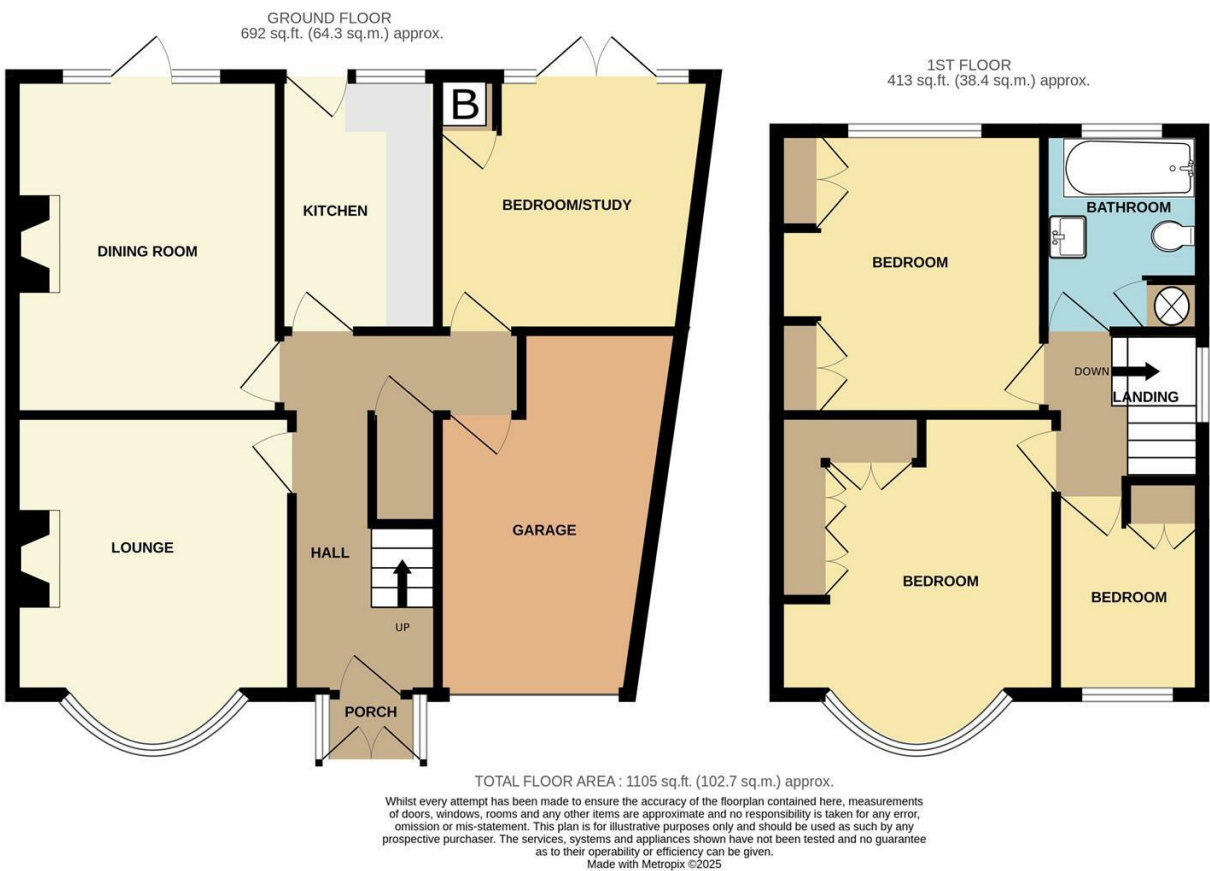


1 Mildred Road, Cradley Heath, West Midlands, B64 5NJ



1 Mildred Road, Cradley Heath



Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

A superbly presented three bedroom semi-detached property in this most popular of cul-de-sac locations for access to schools, transport links and all local amenities. The property briefly comprises: porch, reception hall, spacious lounge, generously sized dining room, fitted kitchen, downstairs office, three good sized bedrooms and bathroom to first floor. The property further benefits from: impressive and sizeable private rear garden, gas central heating, double glazing, large garage and driveway to front elevation. VIEWING HIGHLY RECOMMENDED TO APPRECIATE SIZE AND QUALITY OF THE ACCOMODATION. EPC: D

Hicks Hadley

Price £270,000 - Freehold



Porch

Having tiled flooring, double glazing to front and side elevation, obscured double glazing to front elevation and obscured double glazed door entry to:

Reception Hall

With storage cupboard, stairs to first floor, central heating radiator and doors into:

Spacious Lounge 13'8 x 11'5 (max) (4.17m x 3.48m (max))

With central heating radiator, feature fireplace, electric fire, double glazed bay window to front elevation and sliding door entry into:

Dining Room 13'8 x 10'11 (max) (4.17m x 3.33m (max))

With central heating radiator, feature fireplace, electric fire, double glazed window to rear elevation and double glazed door into garden.

Fitted Kitchen 10'8 x 6'4 (3.25m x 1.93m)

Having matching wall and base units with worktops over, single drainer sink unit, electric hob, extractor over, integrated oven, breakfast bar, central heating radiator, tiled flooring, splash back tiling, double glazing to rear elevation and obscured double glazed door into garden.

Office 10'8 x 10'2 (3.25m x 3.10m)

Having cupboard housing plumbing for automatic washing machine and wall mounted Worcester boiler, central heating radiator and double glazed French doors to rear elevation.

Bedroom One 14' x 11'5 (max) (4.27m x 3.48m (max))

Having central heating radiator, integrated wardrobes and double glazed bay window to front elevation.

Bedroom Two 11'2 x 9'8 (max) (3.40m x 2.95m (max))

Having central heating radiator, integrated wardrobes and double glazed window to rear elevation.

Bedroom Three 6'11 x 5'11 (2.11m x 1.80m)

Having central heating radiator, integrated wardrobe and double glazed window to front elevation.



Bathroom 8'5 x 6'4 (max) (2.57m x 1.93m (max))

Having bath with shower over, shower screen, vanity wash hand basin, low flush wc, central heating radiator and obscured double glazed window to rear elevation.

All mains services are connected.

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

Garage 15'8 x 9'3 (max) (4.78m x 2.82m (max))

With up and over front entrance door, integrated cupboards and door into reception hall.

Agents Note

COUNCIL TAX BAND: C

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

EPC: D

