

.20 Manson Drive, Cradley Heath, B64 6SD



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

****OFFERING NO UPWARD CHAIN****

Hicks Hadley are delighted to welcome to the market this exceptional three-bedroom semi-detached property, beautifully positioned with canal-side views and finished to a luxurious, modern standard throughout.

The accommodation briefly comprises a contemporary fitted kitchen with high-quality integrated appliances, a convenient ground floor WC, and a spacious lounge featuring bi-folding doors opening into a stylish conservatory, perfect for modern living and entertaining. To the first floor are two generous double bedrooms and a sleek, modern family bathroom. The second floor boasts an impressive principal bedroom with the added luxury of a dressing room and En-suite shower room.

Externally, the property benefits from a private, low-maintenance rear garden and a garage. Early viewing is highly recommended to fully appreciate this superb canal-side home.

Offers In The Region Of £310,000 - Freehold

Hicks Hadley



Entrance Hallway

Kitchen 12'7" x 6'2" (3.84m x 1.88m)
 Double glazed window fitted to the front elevation, Radiator fitted to the inside elevation beneath the breakfast bar, One and a half bowl sink fitted with a chrome mixer tap, Soft oak style work tops with up stand, ample unit space available with high gloss white fitted doors and drawers, Integrated appliances such as: washing machine, dishwasher and fridge freezer and wall mounted microwave, electric oven integrated with ceramic hob above, glass splashback fitted with extractor fan above.

Lounge 16'2" x 12'8" (4.93m x 3.86m)
 Radiator fitted to the side elevation, Under stairs storage space, Bi-folding doors opening into the conservatory space bringing the two spaces together seamlessly.

Conservatory 12'3" x 9'0" (3.73m x 2.74m)
 Double glazed throughout, Patio doors opening to the side elevation into the rear garden, Ceiling fan fitted above.

Ground floor W.C
 Privacy glazed window fitted to the front elevation, Radiator fitted to the side elevation, Low flush w.c fitted, sink with chrome mixer tap and vanity integrated.

First floor landing
 Radiator fitted to the inside elevation.

Family Bathroom
 Privacy double glazed window fitted to the side elevation, Partially tiled walls, bath tub fitted with thermostatic shower overhead, glass shower screen fitted, low flush w.c and sink with built in vanity unit, chrome towel radiator fitted.

Bedroom two 12'8" x 11'5" (3.86m x 3.48m)
 Double glazed window fitted to the rear elevation, Radiator fitted to the rear elevation.

Bedroom three 12'8" x 11'0" (3.86m x 3.35m)
 Two double glazed windows fitted to the front elevation, Radiator fitted to the front elevation.

Second floor Master bedroom 12'7" x 13'0" rhh max (3.84m x 3.96m rhh max)
 Double glazed window fitted to the front elevation, Radiator fitted to the front elevation and side elevation, Loft access above, Storage space housing water tank.

Dressing room 10'3" x 6'4" rhh (3.12m x 1.93m rhh)
 Skylight style window to the rear elevation, Radiator fitted to the rear elevation.



En suite
 Double glazed skylight style window fitted to the rear elevation, Chrome towel radiator fitted to the side elevation, Double shower cubicle fitted with a thermostatic shower with the added waterfall shower head feature, Partially tiled walls, Sink with chrome mixer tap and vanity unit built in, low flush w.c fitted, Storage cupboard.

External
 To the front of the property sits a partially block paved and tarmac driveway, to the rear of the property sits a slabbed patio area through to a mature lawn and the the end of the garden sits a stepped decking area perfect for entertaining.

Garage
 Up and over garage door fitted with access glazed door to the rear elevation, Electric and lighting inside.



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 :TBC

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.

