

14 Dorothy Adams Close, Cradley Heath, B64 6EF



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Hicks Hadley

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****NO UPWARD CHAIN** **CUL-DE-SAC LOCATION****

A great example of a modern, three bedroom, three storey townhouse in this popular development with excellent access to transport links, schools and all local amenities. The property briefly comprises: entrance hall, downstairs wc, spacious lounge/dining room with French doors opening on to the garden, two double bedrooms and family bathroom to first floor, master with dressing and ensuite shower room to the second floor. The property further benefits from: good sized garage to the side, driveway and private rear garden. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF THE PROPERTY ON OFFER. EPC: TBA

Offers In The Region Of £240,000 - Freehold



Entrance Hall

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

Downstairs WC

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

Fitted Kitchen 12'8" x 6'1" (3.88 x 1.86)

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



Spacious Lounge/Diner 16'3" x 12'9" (4.97 x 3.91)

With central heating radiator, storage cupboard, feature fireplace and double glazed French doors to rear elevation.

First Floor Landing

With central heating radiator, stairs to second floor and doors into:

Bedroom Two 12'10" x 11'0" (3.93 x 3.37)

With central heating radiator and two double glazed windows to front elevation.

Bedroom Three 12'1" x 11'6" (3.70 x 3.53)

With central heating radiator and double glazed window to rear elevation.

Family Bathroom

Having panel bath, low flush wc, vanity wash hand basin, splash back tiling and central heating radiator.

Second Floor Landing

With door into:

Master Bedroom 12'11" x 12'10" (3.94 x 3.93)

With two central heating radiators, storage cupboard, loft hatch, double glazed window to front elevation and open access into:

Dressing Room 10'4" x 6'3" (3.15 x 1.92)

With central heating radiator, double glazed Velux style window to rear elevation and door into:

Ensuite Shower Room

With shower cubicle, low flush wc, vanity wash hand basin, storage cupboard and double glazed Velux style window to rear elevation.



Garage

Offering useful storage space.

Outside

Front: With gravel driveway and stepping stones leading to front door.

Rear: With paved patio leading to lawn and border shrubbery to left hand side.

Agents Note

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: TBA

Tenure Information: FREEHOLD

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

