38 Hickmans Avenue, Cradley Heath, B64 5NH










# 38 Hickmans Avenue, Cradley Heath


Hicks Hadley

**13 Hagley Road**
**Halesowen**
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**NO UPWARD CHAIN** **GREAT OPTION FOR FIRST TIME BUYERS**
A fantastic opportunity to purchase a three bedroom, extended end of terrace property in this popular cul-de-sac location; perfectly positioned for primary and secondary school access, transport links and all local amenities. The property briefly comprises: entrance hall, spacious lounge, rear sitting room, fitted kitchen, downstairs wc, three good sized bedrooms and modern shower room to first floor. The property further benefits from: driveway, long private rear garden and gas central heating. VIEWING HIGHLY RECOMMENDED. SPACIOUS PROPERTY. EPC: D

**Asking Price £189,950 - Freehold**


Hicks Hadley







**Entrance Hall**
With central heating radiator, stairs to first floor and doors into:

**Spacious Lounge 13'2 x 10'4 (max into bay) (4.01m x 3.15m (max into bay))**
With feature fireplace, gas fire, double glazed bay window to front elevation, central heating radiator and sliding door into:

**Rear Sitting Room 16'10 x 10'1 (max) (5.13m x 3.07m (max))**
With feature fireplace, electric fire, storage cupboard with obscured window to side elevation, glazed window to rear and door into:

**Fitted Kitchen 16'5 x 6'10 (max) (5.00m x 2.08m (max))**
Having wall and base units with worktops over to incorporate single drainer sink unit, integrated double oven, extractor over, gas hob, integrated automatic washing machine, space for fridge/freezer, central heating radiator, double glazed window to rear elevation and door into:

**Rear Lobby**
With obscured double glazed door into garden and door into:

**Downstairs WC**
With low flush wc and obscured double glazed window to side elevation.

**Landing**
With obscured double glazed window to side elevation and doors into:

**Bedroom One 10'8 x 10'2 (3.25m x 3.10m)**
With integrated wardrobes, wall mounted Worcester boiler in cupboard, central heating radiator and double glazed window to rear elevation.

**Bedroom Two 10'6 x 9'8 (3.20m x 2.95m)**
With central heating radiator and double glazed window to front elevation.

**Bedroom Three 7' x 6'10 (2.13m x 2.08m)**
With central heating radiator and double glazed window to front elevation.

**Modern Shower Room 7'3 x 5'9 (2.21m x 1.75m)**
Having walk in shower cubicle, low flush wc, vanity wash hand basin, heated towel rail, ceramic tiling, loft hatch and obscured double glazed window to rear elevation.





**Outside**
Front: With good sized driveway leading to front door and shared block paved side pathway to the rear.

Rear: With large patio area and right hand pathway leading to lawn areas and shrubbery.

**Agents Note**
COUNCIL TAX BAND: B

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

EPC: D

All mains services are connected.

Broadband/mobile coverage- please check on link: -//checker.ofcom.org.uk/en-gb/broadband-coverage

