4 Spring Crescent, Cradley Heath, B64 7LL







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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

https://www.hickshadley.c

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: welcoming entrance hall, spacious lounge with bay window, open plan living area with modern kitchen/diner, conservatory, side lobby, downstairs wc/utility, wide landing, three generously sized bedrooms and modern shower room to first floor. The property further benefits from driveway for two cars, private rear garden and excellent views. GREAT OPTION FOR FAMILIES. EARLY VIEWING HIGHLY RECOMMENDED. EPC: TBA

Offers In The Region Of £240,000 - Freehold

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Entrance Hall
With central heating radiator, obscured double glazed front door, double glazed window to side elevation, stairs to first floor and doors into:

Spacious Lounge 14'2" x 12'8" (max) (4.32m x 3.86m (max))
With gas fire, two central heating radiator and double glazed bay window to front elevation.

Open Plan Kitchen/Diner 17'7" x 9'10" (max) (5.3779 x 3.017 (max))
Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, integrated oven, integrated microwave, integrated dishwasher, five ring gas hob with extractor chimney over, spotlights, double glazed window to rear elevation, double glazed door into lobby and open access into:

Conservatory 9'7" x 7'8" (2.939 x 2.34)
With central heating radiator, double glazed door into garden and double glazing to side and rear elevation.

Side Lobby
With two double glazed windows to side elevations, double glazed door to front, double glazed door into garden and double glazed door into:

Downstairs WC/Utility
With low flush wc, plumbing for automatic washing machine, pedestal wash hand basin, spotlights and obscured double glazed window to side elevation.

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

Bedroom One 12'2" x 9'7" (max) (3.71m x 2.92m (max))
Having integrated wardrobes, central heating radiator and double glazed window to front elevation.

Bedroom Two 11'8" x 9'10" (3.579 x 3.02)
Having central heating radiator and double glazed window to rear elevation.

Bedroom Three 8'7" x 8'0" (max) (2.639 x 2.462 (max))
Having central heating radiator and double glazed window to front elevation.





Shower Room 6'9" x 5'5" (2.08 x 1.662)
Having walk in shower cubicle with one gas shower and one electric shower, low flush wc, vanity wash hand basin, heated towel rail, spotlights, ceramic tiling, obscured double glazed window to rear elevation and storage cupboard housing wall mounted Worcester boiler.

Outside
Front: With gravel driveway for two cars with brick surround and right hand steps up to front door entrance.

Rear: With patio area leading to steps and tiers with lawn and shrubbery.

Agents Note

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

COUNCIL TAX BAND: B

All main services are connected.

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

EPC: TBA



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