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SALES & LETTINGS

Timbertree Crescent, Cradley Heath, West Midlands, B64 7ND

Asking Price £190,000



https://www.abodemidlands.co.uk







Situated on Timbertree Crescent, this attractive property offers well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, couples or those looking to downsize. The ground floor comprises an entrance porch, welcoming hallway, comfortable lounge featuring an open fireplace and a spacious kitchen/diner, providing an excellent space for everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous double-width driveway providing ample off-road parking, useful attached outbuildings and a private rear garden featuring a paved patio area and predominantly lawned garden with established shrubs and plants.

An added benefit is that the property is offered for sale with no upward chain and vacant possession, allowing for a potentially smoother and more straightforward purchase.

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Porch
Accessed via a UPVC double-glazed sliding entrance door to the front elevation, with an adjoining UPVC double-glazed window providing additional natural light. A further internal UPVC door leads through to the entrance hallway.

Hallway
Featuring a UPVC double-glazed frosted window to the side elevation, central heating radiator, master telephone socket, smoke alarm and thermostat. A staircase rises to the first-floor landing, with internal doors providing access to the ground floor accommodation.

Lounge
A comfortable reception room featuring an attractive focal point open fireplace with decorative surround and mantel, creating a charming centrepiece. A UPVC double-glazed window to the front elevation provides natural light, whilst further features include a central heating radiator and TV aerial point.

Kitchen/Diner
A versatile kitchen and dining space fitted with a range of matching base-level storage cupboards, complemented by wood-block-effect roll-edge work surfaces. The kitchen incorporates a stainless steel sink and drainer with mixer tap, together with space for freestanding under-counter appliances.

Additional features include UPVC double-glazed windows to the rear and side elevations, a useful under-stairs storage cupboard housing the gas meter and electrical consumer unit, and a further frosted UPVC double-glazed window to the side elevation. The dining area benefits from a central heating radiator and a glazed rear access door, providing access to the adjoining rear entrance and outbuildings.

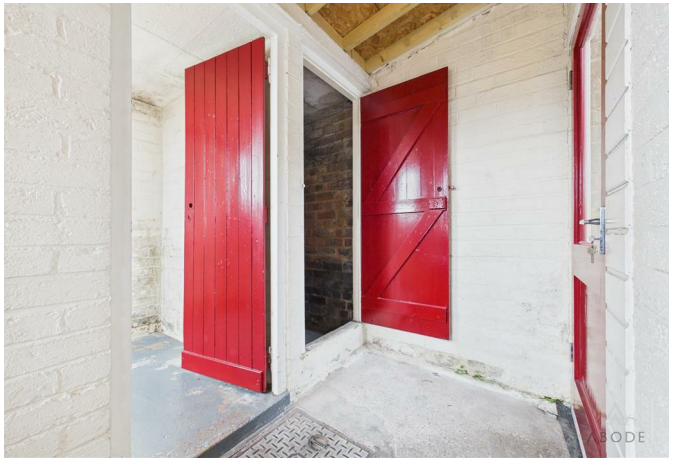


Rear Entrance & Outbuildings
The rear entrance benefits from a glazed access door, together with a further side entrance door featuring glazed panels. There are also two useful outbuildings, providing excellent additional storage space or potential appliance storage.

Landing
Providing access to both bedrooms and the family bathroom.




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Bedroom One

A well-proportioned principal bedroom featuring two UPVC double-glazed windows to the front elevation, allowing plenty of natural light. Further benefits include a central heating radiator and a useful over-stairs storage cupboard housing the Worcester Bosch gas central heating boiler.

Bedroom Two

A further comfortable bedroom featuring a UPVC double-glazed window to the rear elevation and a central heating radiator. The room also benefits from a built-in former airing cupboard, fitted with a useful range of shelving.

Family Bathroom

Fitted with a three-piece suite comprising a low-level WC, floating wash hand basin and panelled bath with shower over. The bathroom is complemented by tiled wall coverings and further benefits from a UPVC double-glazed frosted window to the rear elevation, central heating radiator and extractor fan.

Outside

To the front, the property benefits from a generous double-width tarmacadam driveway, providing convenient off-road parking for multiple vehicles.

Side access leads to a private side entrance, providing access to the attached outbuildings, with further internal access leading through to the rear garden.

The rear garden features a paved patio area, ideal for outdoor seating and entertaining, leading onto a predominantly lawned garden. The garden is further enhanced by a variety of decorative shrubs and established plants, with boundary fencing providing a good degree of privacy.















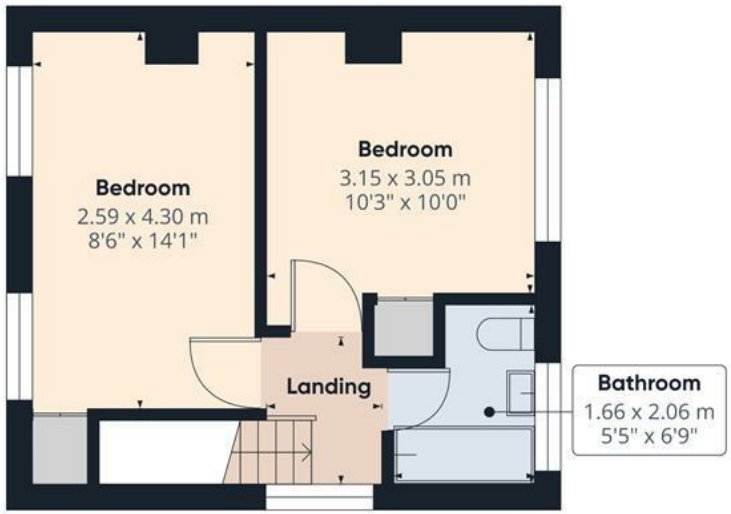








Floor 0





Floor 1

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Approximate total area(1)

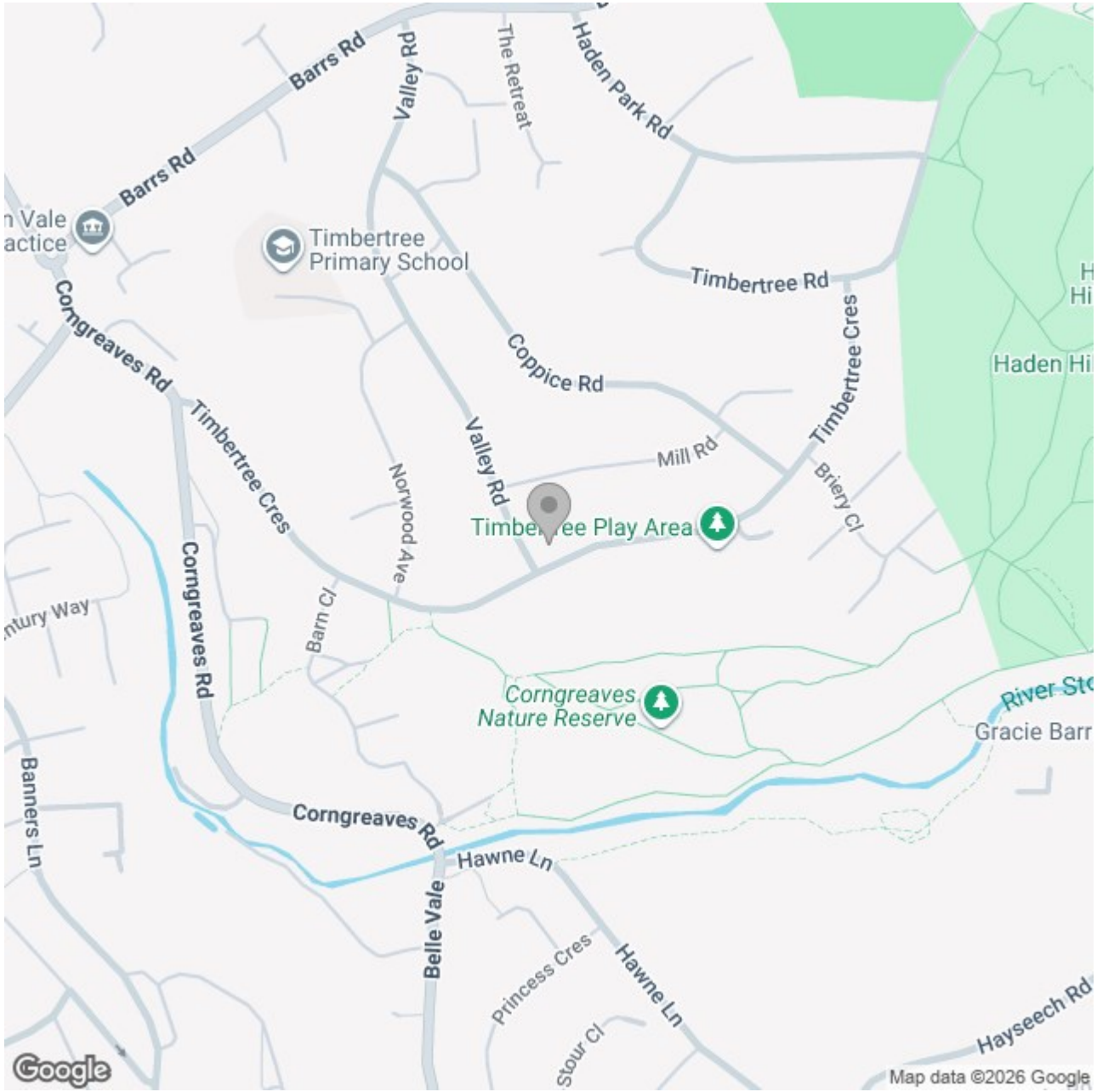
51.2 m²

549 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.