



32c The Crescent, Haden Hill, B64 7JS
Offers Over £385,000

A very well presented and maintained FOUR bedroom detached family home, close to Haden Hill Park.

This lovely property benefits from double glazing, gas central heating and briefly comprises: porch with door to garage, hallway, downstairs cloakroom, spacious lounge with French doors to garden, dining room, fitted kitchen, landing, four bedrooms and a good size family bathroom. GARAGE with rear access door.

To the front of the property is off road parking and garden, a side access gate leads to the landscaped rear garden with planting and seating areas. Council Tax E, EPC D.

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Porch 6'11" x 3'7" (2.11m x 1.1m)
Doors to hall and garage.

Entrance Hall
Door to cloakroom and lounge. Stairs to first floor. Coving.

Cloakroom 4'9" x 5'10" (1.47m x 1.797m)
Window to side. Low level WC and vanity unit wash hand basin.

Lounge 11'4" x 20'1" at widest point (3.46m x 6.13m at widest point)
Window to side and french doors to garden. Electric fire with wooden surround. Coving.

Dining Room 8'9" x 12'8" (2.678m x 3.88m)
Window to rear and door to kitchen.

Kitchen 8'8" x 13'3" (2.655m x 4.061m)
Window to front and door to side. Good range of eye and low level units incorporating: stainless steel sink and drainer, five ring gas hob with extractor over, Bosch oven, integrated dishwasher and space for a fridge freezer. Ideal Classic boiler.

Landing
Access to loft space , boarded with light and ladder. Airing cupboard.

Bedroom One 10'8" x 9'8" plus wardrobe (3.26m x 2.95m plus wardrobe)
Window to rear and two sets of fitted wardrobes. Coving.

Bedroom Two 9'9" x 13'4" at widest point (2.99m x 4.088m at widest point)
Window to front and freestanding wardrobe. Coving.

Bedroom Three 10'4" x 6'6" at widest point (3.17m x 2.0m at widest point)
Window to front and laminate flooring. Coving.

Bedroom Four 7'1" x 12'9" at widest point (2.17m x 3.9m at widest point)
Window to rear and laminate flooring. Coving.

Bathroom 5'6" x 9'4" (1.68m x 2.85m)

Two windows to side. Four piece suite comprising: corner shower cubicle, paneled bath, pedestal wash hand basin and low level WC. Chrome heated towel rail and laminate flooring. Coving.

Garage 18'8" x 8'10" (5.7m x 2.7m)

Up and over door to front and rear access door. Power and light. Meters and consumer unit. Plumbing for a washing machine.

Outside

FRONT: Laid to lawn with planting and tarmacadum driveway. Side access gate.

REAR: Hard landscaped garden with seating areas and mature planting.

Freehold

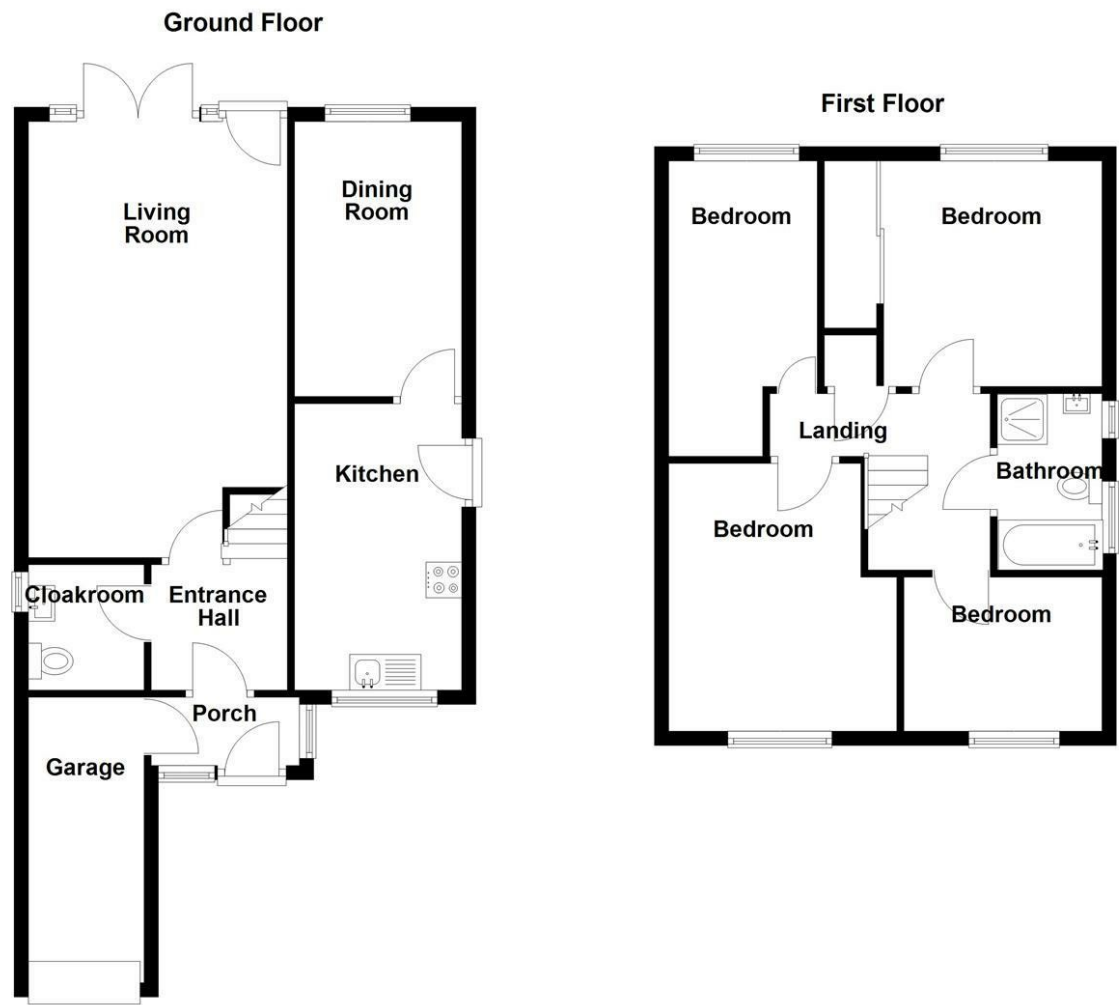
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

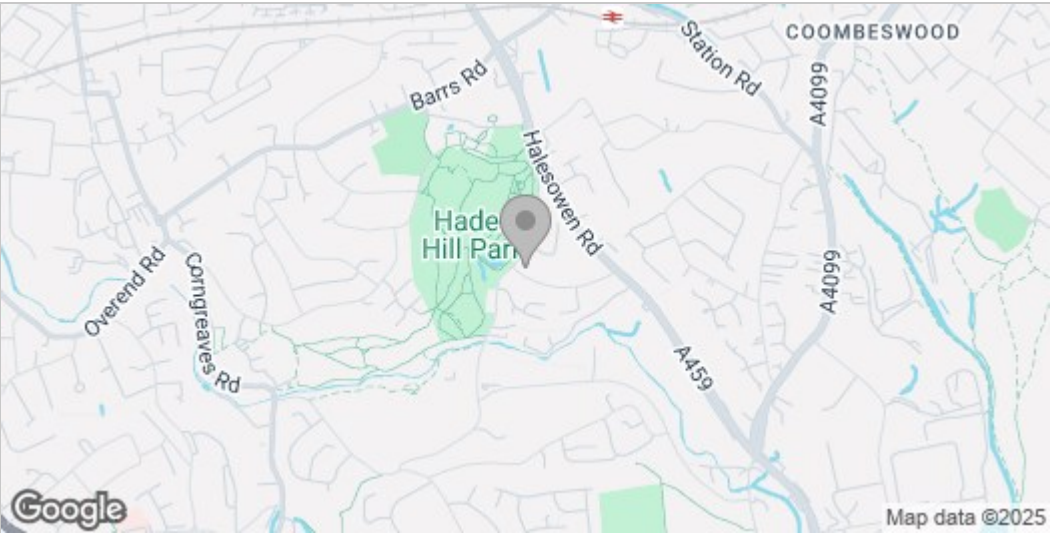
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend

however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

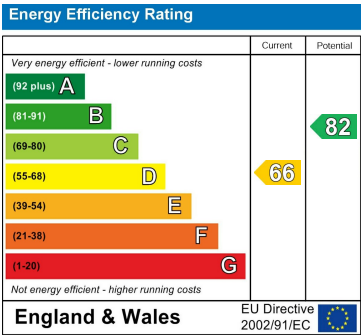
Floor Plan



Area Map



Energy Efficiency Graph



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