



## 8 Fairlea Close Bosbury Road

Cradley, WR13 5AN

Located within a recent development in the popular village of Cradley, this detached home offers well presented, high quality accommodation along with a pleasant enclosed garden, garage and driveway parking. In brief the property comprises reception hall, spacious living room with dining area, open plan Shaker style kitchen, large utility room, WC and ground floor double bedroom. To the first floor are two further double bedrooms, the master with a sizeable en suite shower room and family bathroom.

Offered with no onward chain and vacant possession, viewing is highly recommended.

**Guide Price £485,000**

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A Canopy Entrance Porch leads to a composite entrance with double glazed windows to either sides which in turn leads into:

## Reception Hall

With slate effect flooring, radiator, wall lighting and centre lights, staircase rising to the First Floor Landing and solid wood doors to all rooms.

## Spacious Living Room

13'5" x 26'3" (4.1 x 8.02)

A splendid, light room having box bay double glazed window to front and bi-fold doors which lead to the rear patio seating area. Wall lighting, centre lights, two radiators, TV aerial points and squared opening to:

## Open Plan Fitted Kitchen

10'11" x 12'0" (3.35 x 3.67)

Fitted with a range of grey painted Shaker style base and eye level units with glazed display cabinet, pan drawers and composite work surface with up stands and under mounted sink unit with mixer tap. Space for fridge freezer and dishwasher, integrated Hotpoint electric double oven, Neff hob with extractor hood over and attractive tiled splash back. Slate effect flooring, decorative shelving, centre lights, double glazed window to rear and part glazed door to Reception Hall.

## Utility Room

10'7" x 10'9" (3.25 x 3.29)

Fitted with grey painted Shaker style units with marble effect work surface over, stainless steel sink unit with mixer tap and tiled up stands. Concealed gas central heating boiler, plumbing for washing machine and space for tumble dryer, slate effect flooring, radiator and two double glazed windows to front.

Low-level WC, pedestal wash and basin with tiled splash back.

## Bedroom Three

12'0" x 10'8" (3.68 x 3.26)

Double glazed window to rear overlooking the rear garden, radiator and telephone point, wall and centre lights.

From the Reception Hall the staircase rises to the First Floor Landing with solid wood doors to all rooms.

## Master Bedroom

13'5" x 18'7" (4.1 x 5.68)

The Master Bedroom has double glazed windows to both front and rear aspects taking full advantage of a view towards the Malvern Hills. Two radiators, custom-built oak wardrobe, wall lights and centre light and door to:

## En Suite Shower Room

Fitted with a large, fully tiled walk-in shower area with mains shower, pedestal wash and basin and low level WC. Heated towel rail, built-in storage cupboard, nonslip flooring, shaver light and point and double glazed window to rear.

## Bedroom Two

10'8" x 18'9" (3.27 x 5.72)

Double glazed windows to front and rear aspect, two radiators, hatch to loft space, centre light, TV aerial point and built-in wardrobe.

## Bathroom

The Bathroom is fitted with a contemporary white suite comprising panelled bath with mains shower over, vanity wash hand basin with illuminated mirror above and low-level WC. Nonslip flooring, part tiling to walls, heated towel rail and double glazed window to front.

## Outside

To the front of the property is an attractive lawned fore garden with paved pathway leading to the Entrance Porch and attractive well-stocked shrub beds.

Driveway parking to the side of the property leads to the Single Garage with electric roller door, light power and courtesy door into the rear garden. Gated side access to the rear garden beyond.

The rear garden has a paved patio seating area adjoining the Living Room and a pathway bounds a shaped lawn flanked by a shrub border. The garden enjoys a good degree of privacy being screened by a combination of timber fencing and mature conifer hedging with the added benefit of a greenhouse.

## Agents Note

The property has the benefit of solar panels which are affixed to the garage roof.

## Council Tax Band

We understand that this property is council tax band F

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

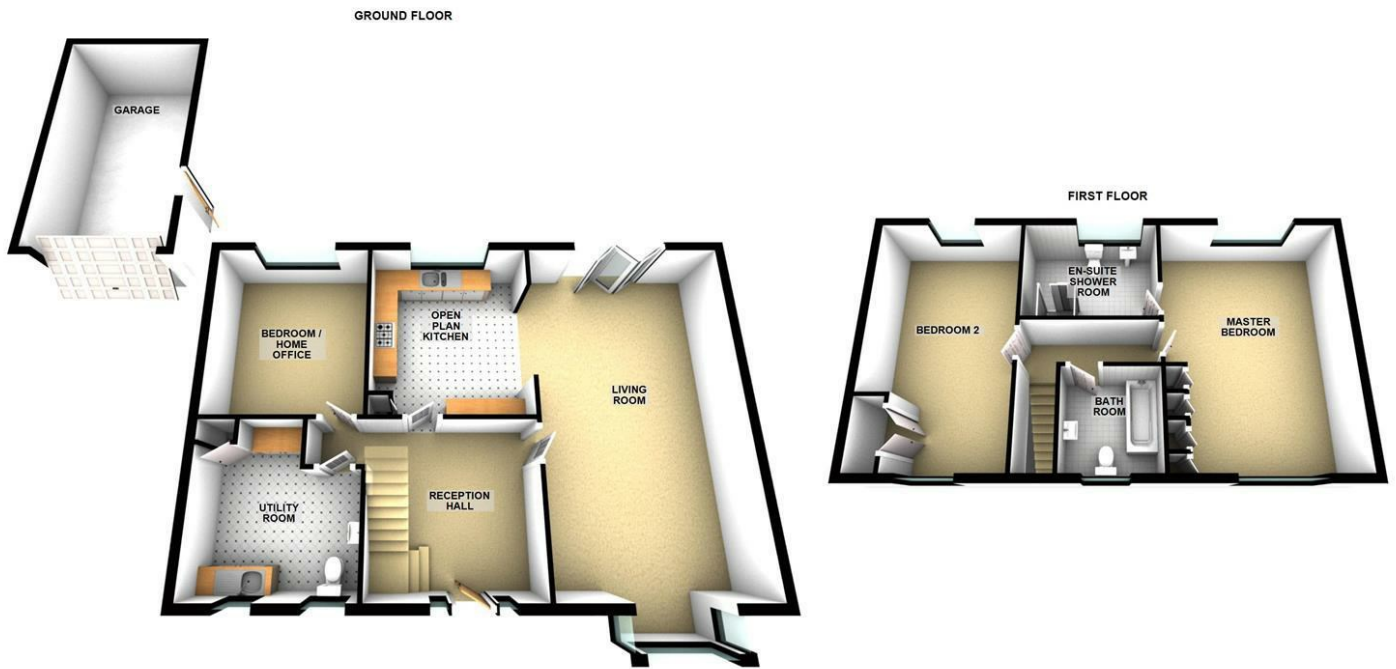
## Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/-PehDQMI3iU?si=Kl07aly59a29XNCT>





# Floor Plan



8 FAIRLEA CLOSE, CRADLEY

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