

**AP MORGAN**



**Higgs Field Crescent, Cradley Heath, West**  
Guide Price £300,000

**Features:**

- Detached Bungalow
- Off Street Parking
- 2 Double Bedrooms
- 2 Reception Rooms
- Bathroom and Further WC
- Garage
- Far Reaching Panoramic Views
- Great Location and Local Amenities

**Description:**

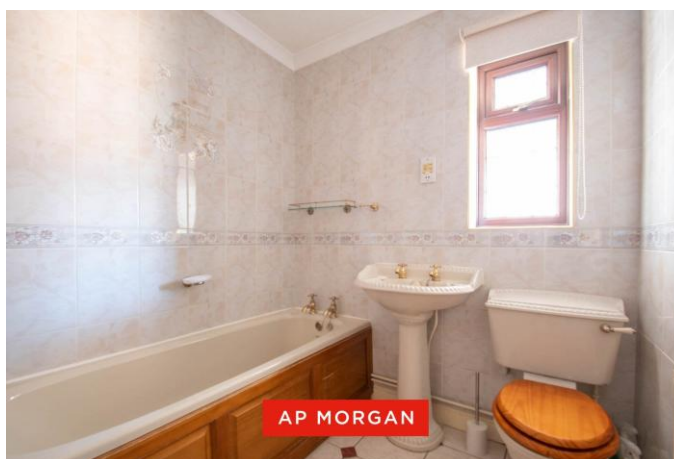
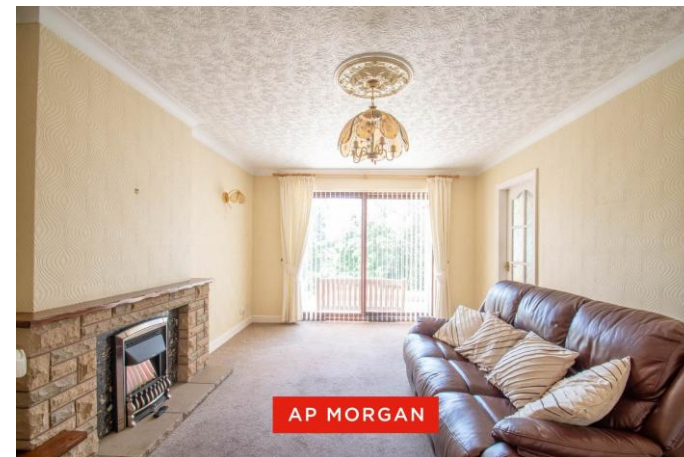
\*\*\* Guide Price £300,000 - £325,000\*\*\*

This 2-bedroom detached bungalow presents generous accommodation and picturesque views, situated in the sought-after area of Cradley Heath. Offering spacious living throughout, the property is ideal for those seeking a peaceful lifestyle with easy access to local amenities.

The property is approached via a large block-paved driveway with a gravelled border, providing ample off-road parking. A garage sits to the side, along with a gated side entrance offering convenient access to the rear garden.

Inside, the layout is both practical and spacious. A welcoming hallway leads to a generously sized lounge, perfect for relaxing or entertaining. The kitchen is positioned adjacent to the lounge, offering a functional cooking space with easy access to the rest of the home. To the rear, a bright Dining Room provides additional space with views over the garden, while a separate utility room adds convenience for laundry and storage. The property features two double bedrooms, a family bathroom, and an additional WC.

Outside, the bungalow enjoys a beautifully maintained split-level garden. A patio area sits at the front of the garden, with steps leading down to a large lawn that offers panoramic views, ideal for enjoying the outdoors in a peaceful setting. A side gate provides easy access from the front of the property.



Higgs Field Crescent in Cradley Heath is a quiet and well-regarded residential street, popular for its peaceful surroundings and proximity to local amenities. Residents benefit from nearby shops, schools, parks, and excellent transport links, making it a desirable location for families, retirees, or professionals seeking a balance of tranquillity and convenience.

**Details:**

**Hallway**

**Bedroom 1** 3.68 x 3.20

**Bedroom 2** 2.00 x 2.71

**WC** 2.11 x 1.15

**Bathroom** 2.39 x 2.01

**Lounge** 5.28 x 3.54

**Kitchen** 3.17 x 2.40

**Dining Room** 2.08 x 2.60

**Utility** 2.37 x 1.32

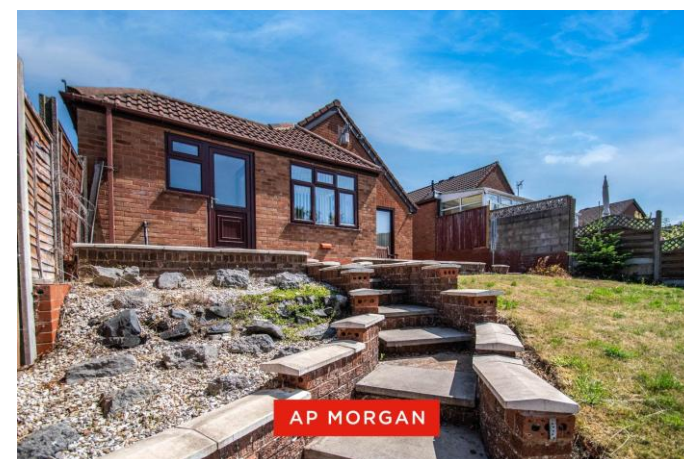
**Garage**

**EPC Rating:** D

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

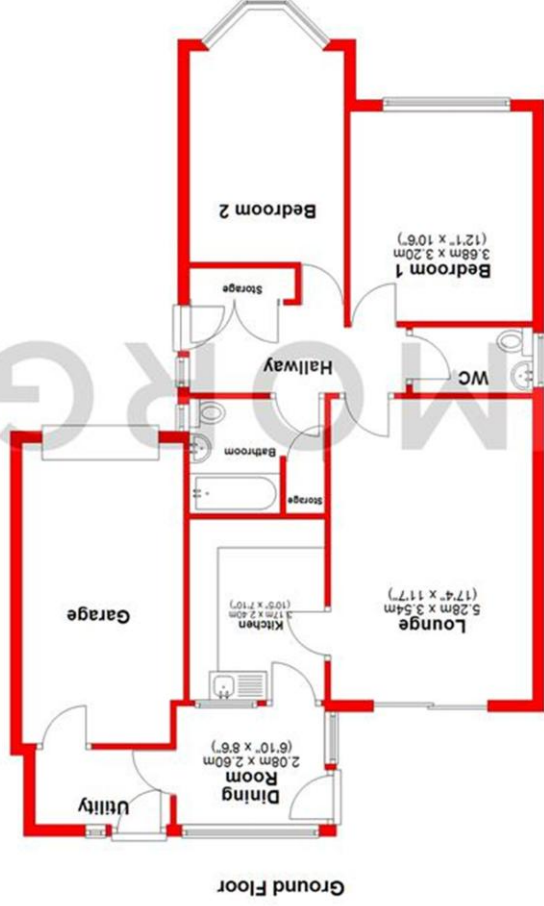
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Floorplan

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