



47A Beauty Bank
Cradley Heath, B64 7HZ

Asking Price £435,000

The Property

A BEAUTIFULLY PRESENTED incredibly spacious three bedroom, four bathroom detached property situated on Beauty Bank close to Oldhill train station.

This stunning modern and contemporary family home has gas central heating, double glazing and briefly comprises: porch, inner hall, downstairs WC, beautifully appointed kitchen diner, wonderful dual aspect lounge, conservatory, utility room, three bedrooms all with ensuites and a family bathroom.

To the front is a block paved driveway providing off road parking for several vehicles and to the rear is a fully enclosed wonderfully landscaped mature garden. EPC: C // Council Tax Band: E

Porch

UPVC door to front and tile flooring.

Kitchen Diner

A beautifully appointed open plan kitchen diner with a fabulous range of eye and low level units incorporating: composite sink and drainer, integrated gas hob with extractor over, eye level double oven, integrated dishwasher, wine fridge, and fridge freezer. Tile flooring. Windows to the front and side.

Inner Hallway

Stairs to first floor. Doors to cloakroom, utility, kitchen and lounge. Tile flooring.

Cloakroom

Two piece suite comprising: low level WC and pedestal wash hand basin. Tile flooring.

Utility Room

Door to side. Low level units with stainless steel sink, space for a washing machine and dryer. Tile flooring.

Lounge

An incredibly spacious dual aspect lounge featuring double french doors to the garden and to the conservatory. Coving. Laminate floor. Window to the side.

Conservatory

Double french doors to garden and tile flooring.

First floor landing

Two storage cupboards and window to side. Door to second floor staircase.

Master Bedroom

Dual aspect master bedroom with window overlooking the garden. Door to:

Ensuite Shower Room

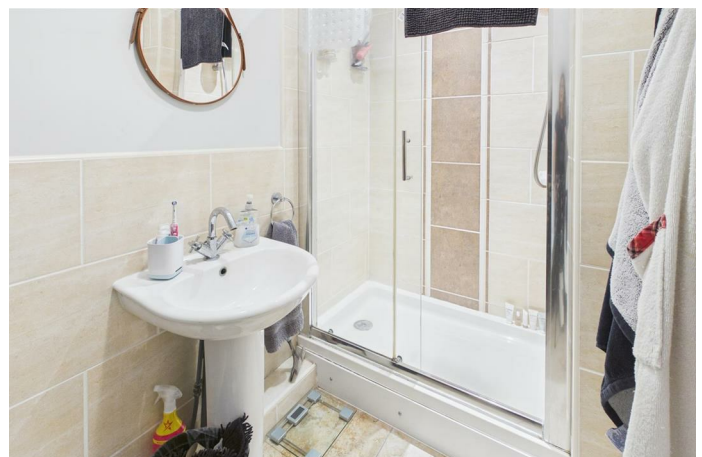
Three piece suite comprising: fully tiled double shower cubicle, pedestal wash hand basin and low level WC. Tile flooring and chrome heated towel rail.

Bathroom

Window to side. Four piece suite comprising: fully tiled shower cubicle, panelled bath, pedestal wash hand basin and low level WC. Tile flooring Chrome heated towel rail.

Bedroom Three

Two windows to rear. Door to:



Ensuite Shower Room

Three piece suite comprising: fully tiled double shower cubicle, pedestal wash hand basin and low level WC. Tile flooring and chrome heated towel rail.

Bedroom Two (Second Floor)

Stairs lead up to a double bedroom with three window to rear and velux style window to front. Door to:

Ensuite Shower Room

Velux window. Three piece suite comprising: fully tiled double shower cubicle, pedestal wash hand basin and low level WC. Tile flooring and chrome heated towel rail.

Outside

Front: A block paved driveway provides off road parking for several vehicles.

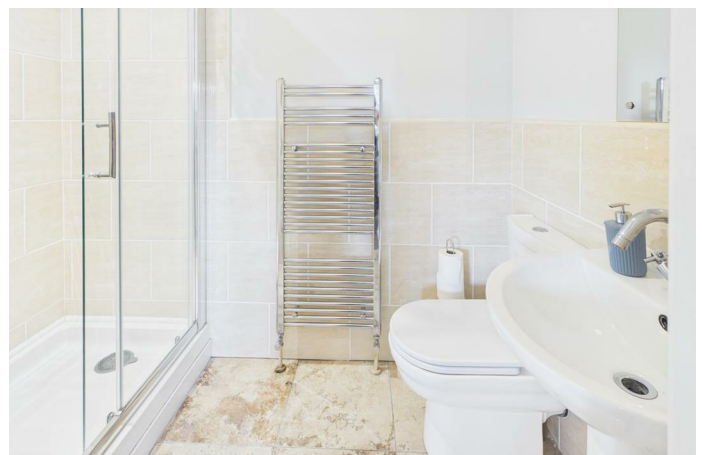
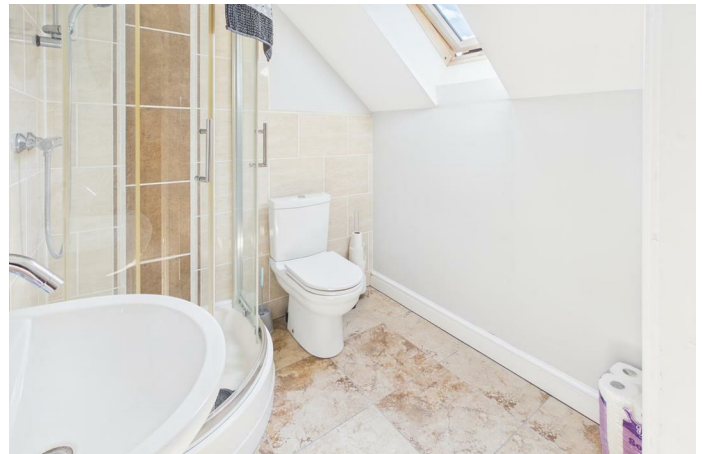
REAR: A beautifully landscaped garden laid to lawn with mature planted borders. Patio seating area and garden summerhouse. Raised vegetable plot.

Tenure

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.





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