



15 Bishops Walk
Cradley Heath, B64 7RH

Asking Price £415,000

The Property

A well proportioned four bedroom detached property situated in a secluded and quiet cul-de-sac location. NO CHAIN.

This lovely family home benefits from double glazing, alarm, gas central heating and briefly offers: Entrance hall, downstairs cloakroom, Lounge with patio doors to the garden and fireplace, dining room with french doors, fitted kitchen with some appliances, landing, master bedroom with ensuite shower room, three further bedrooms and a family bathroom.

To the front of the property is off road parking leading to the garage and a garden. To the rear the garden is landscaped with patio area, astro turf and planting. EPC Rating = D / Council Tax Band: E

Entrance Hall

Window and door to front. Two storage cupboards and the stairs to the first floor.

Cloakroom

Window to side. Two piece suite comprising low level WC and pedestal wash hand basin.

Lounge

Patio doors to rear and gas fire with stone fireplace. French doors to:

Dining Room

Window to front.

Kitchen

Window to rear and side access door. Good range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, gas hob with extractor over, electric oven, freestanding dishwasher and space for four appliances. Worcester gas boiler.

Landing

Doors to all first floor rooms and access to loft space.

Master Bedroom

Window to rear and door to ensuite.

Ensuite

Window to side. Three piece suite comprising: double shower cubicle, pedestal wash hand basin and low level WC.

Bedroom Two

Window to front.

Bedroom Three

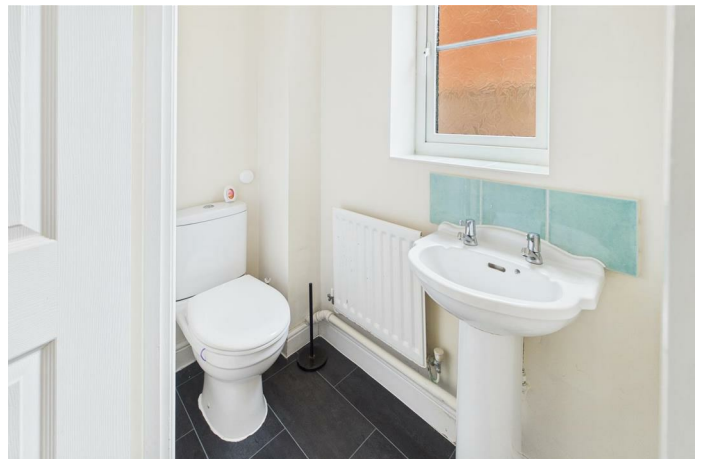
Window to rear.

Bedroom Four

Window to front.

Bathroom

Window to side. Three piece suite comprising: panelled bath with Mira electric shower over and folding screen, pedestal wash hand basin and low level WC.



Garage

Up and over door to front. Rear access door. Eaves storage , power and light.

Outside

Front: Tarmacadum driveway leading to the side garage. Landscaped front garden with mature planting and pathway to front door.

Rear: Landscaped garden with patio seating area planting and astro turf.

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

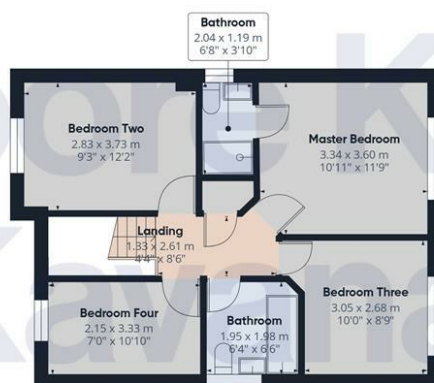
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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.





Floor 0



Floor 1

Approximate total area⁽¹⁾
116.3 m²
1252 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.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements