



Sandwell Grove
Cradley Heath, B64 5DB

Offers In The Region Of £265,000

The Property

A beautifully presented THREE/FOUR bedroom three story property with GARAGE and DOWNSTAIRS HOME OFFICE in a wonderful cul de sac position in Cradley Heath.

This lovely family home has gas central heating, double glazing and briefly comprises: entrance hall, study, WC, spacious kitchen/diner/family room to the ground floor, master bedroom with ensuite shower room and lounge (which could be utilised as a fourth bedroom) to the first floor and to the second floor are two further bedrooms and a family bathroom. Single garage to the side.

To the front of the property is a small attractive planted garden with gravelled area to the side and pathway to the front door. To the side is a driveway providing off road parking and access to the garage and to the rear is a fully enclosed garden.

A lovely property which really needs to be viewed to fully appreciate the accommodation on offer.

EPC: C // Council Tax Band: C

Location

Cradley Heath is wonderful area and remains a charming Black Country town with a traditional high street. There are plenty of shops and amenities close by with a large Tesco supermarket within walking distance. Cradley Heath has great transport links and the property is with Cradley Heath train station being just 1/2 mile away servicing Birmingham City Centre and Stourbridge Junction.

Frontage

The property is approached over a paved pathway leading to the front door with planted and gravelled garden areas. To the side is a tarmac driveway providing off road parking leading to the garage.

Entrance Hall

Vinyl flooring, storage cloaks cupboard and stairs rise to the first floor.

Downstairs WC

With low level WC and pedestal wash hand basin. Extractor fan.

Home Office / Study

1.85m x 2.82m (6'0" x 9'3")

A useful addition to the property in this day and age of home working is this ground floor home office/study. Window to the front.

Kitchen / Diner / Family Room

3.93m x 6.30m (12'10" x 20'8")

Measured at widest point (Narrows to 2.95m)

A beautifully appointed and spacious family room with kitchen area featuring a range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, integrated gas hob with extractor over and integrated electric oven beneath. Space for fridge freezer and space for dishwasher. Storage cupboard. Vinyl flooring Currently utilised as a living room to the rear of the space with dining area and double french doors leading to the garden.

First Floor Landing

Doors to all first floor rooms and stairs rise to the second floor.

Lounge (With Potential as Bedroom Four)

3.93m x 3.86m (12'10" x 12'7")

Measured at widest point

Two windows to the front. Whilst the downstairs space is used as living space this room could easily be utilised as a fourth bedroom.

Master Bedroom

3.43m x 3.06m (11'3" x 10'0")

A lovely light and airy master bedroom with two windows to the rear and door leading to the ensuite shower room. Built in wardrobes.

Ensuite Shower Room

1.90m x 1.98m (6'2" x 6'5")

A three piece suite comprising: double shower cubicle, pedestal wash hand basin and low level WC.



Second Floor Landing

Access to the loft space.

Bedroom Two

3.93m x 3.83 (12'10" x 12'6")

Measured at widest point

Airing cupboard and dormer window to the front.

Bedroom Three

3.92m x 2.55m (12'10" x 8'4")

Dormer window to the rear.

Family Bathroom

1.69 x 1.96 (5'6" x 6'5")

A three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC. Window to the side.

Garage

2.74m x 5.29 (8'11" x 17'4")

Garage situated to the side of the property with eaves storage, up and over door to the front, rear access door leading to the garden, power and light. Space and plumbing for a washing machine.

Rear Garden

A beautifully landscaped rear garden laid to lawn with paved patio seating area, planted borders and access to the garage.

Tenure and Important Information

We are advised by the vendor that the property is freehold.

Title number WM969060 contains restrictive covenants on the charges register. We are informed by the vendor of a Chancel liability which was required to have an indemnity insurance policy upon purchase.

Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property or any charges or restrictive covenants pertaining to the property. A buyer or interested party 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.





This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyClick

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.