



**36 Woodhouse Way**  
Cradley Heath, B64 5EL

**Asking Price £198,500**

## Property Description

A TWO BEDROOM SEMI DETACHED style property, situated in a sought after cul-de-sac location and offering two allocated parking spaces to the front. Within walking distance to convenient amenities and Cradley Heath Interchange bus and train station.

The property is briefly comprising of; entrance porch, lounge, fitted breakfast kitchen, landing, two bedrooms and upstairs bathroom. Benefiting from gas central heating and double glazing throughout, and an enclosed garden to the rear with side access.

Offering no upward chain and available to view immediately. EPC - C / CT Band - B



## Location

Cradley Heath

The Cradley Heath area has undergone a lot of development in recent years with many new homes and a large Tesco supermarket constructed, however the area still remains a charming Black Country town with a traditional high street.

Cradley Heath has great bus and rail links with Cradley Heath and Old Hill train stations servicing Birmingham City Centre and Stourbridge Junction.

## Entrance Porch

0.86m x 1.01m (2'9" x 3'3" )

Consumer unit. Door leading to main lounge.



## Lounge

3.78m x 4.02m at widest point (12'4" x 13'2" at widest point )

Stairs leading to first floor accommodation. Door leading to fitted breakfast kitchen. Window to front. Laminate flooring.



## Fitted Breakfast Kitchen

2.99m x 4.01m (9'9" x 13'1" )

Window and access to rear. A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill with four ring ceramic hob and extractor hood over and plumbing for a washing machine installed. Space for a fridge freezer. Built in under stairs storage. 'Suprima' gas boiler.



## Landing

2.54m x 1.86m (8'3" x 6'1" )

Doors leading to all upstairs rooms. Window to side. Boarded loft space with light.

## Bedroom One

3.60m at widest point x 4.02m at widest point (11'9" at widest point x 13'2" at widest point )

Windows to front. Built in airing cupboard.

## Bedroom Two

3.29m x 2.10m (10'9" x 6'10" )

Window to rear.

## **Family Bathroom**

1.68m x 1.84m (5'6" x 6'0" )

Window to rear. Three piece bathroom suite comprising; low level flush, vanity unit wash hand basin and paneled bath with electric shower over.

## **Outside**

FRONT: Two allocated off road parking spaces to the front with side access available.

REAR: Concrete patio with a small lawn area. Side access housing meters and side gate installed.

## **Connected Person**

Please be aware that this property is owned by an Employee/Director of Bloore King and Kavanagh.

## **Freehold**

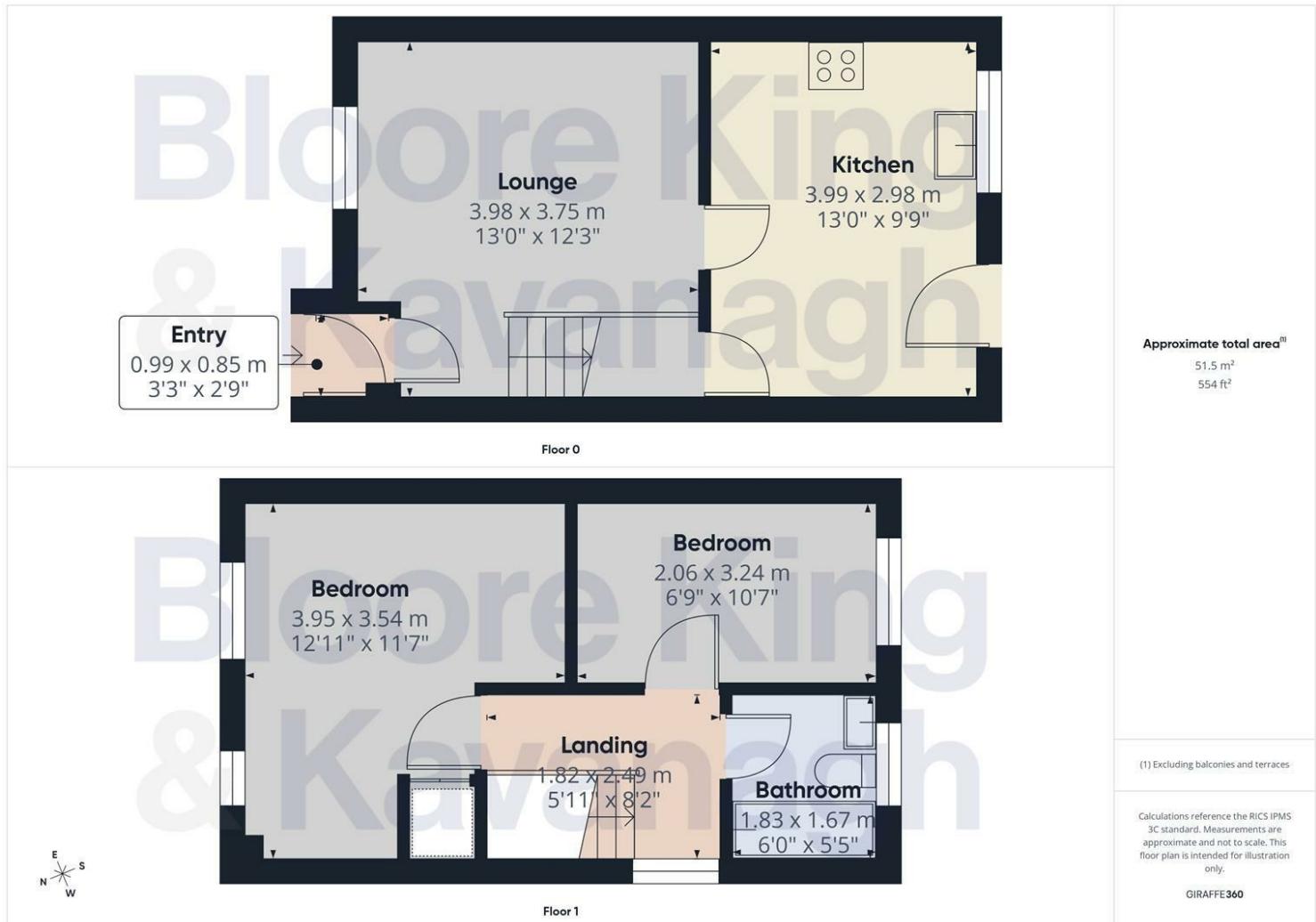
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## **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.





**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.