



# Bloore King & Kavanagh

Sales & Lettings



**16 Manson Drive**  
Cradley Heath, B64 6SD

**Asking Price £220,000**

## Location

The property is situated on a millennium build development in a popular location of Old Hill, B64 Cradley Heath. Dudley Canal runs at the very rear of the development and Old Hill Train station is around a five minute walk from the property. Ideal location for local primary schooling at Temple Meadow, Old Hill and Highfields.

## Approach

The property allows for 2/3 vehicles to park on a shared driveway alongside the right hand side of the property. The shared driveway is tarmac and has side access to the rear garden. To the front the ground is mainly laid to Cotswold chipping stones and has a small slabbed pathway leading to front door access.

## Entrance Hall

Laminate flooring. Opening into fitted kitchen, doors leading to downstairs WC and lounge. Additional built in storage cupboard.

## Downstairs WC

Window to front. Low level flush WC and pedestal wash hand basin. Laminate flooring.

## Spacious Lounge

Patio doors open into rear garden. Offering ample space for a large dining table and having further recess available under the stairs, which lead to first floor accommodation landing. Patio doors open into rear garden.

## Fitted Kitchen

A good range of eye level and base units incorporating; 1 1/2 stainless steel sink and drainer unit, built in four ring gas hob with extractor over, integral electric oven/grill and plumbing for a washer. Recess available for a large freestanding fridge freezer. Housing Baxi boiler on side wall in cupboard. Window to front. Partly tiled walls and laminate flooring laid.

## Landing

Doors to both bedrooms. Loft access available with ladder installed.

## Bedroom One

Window to front. Door into en-suite bathroom.

## En-suite Bathroom

Three piece bathroom suite comprising: paneled bath with mixer shower attachment over, vanity unit wash hand basin and low level flush WC. Partly tiled walls and vinyl flooring. Window to side.

## Bedroom Two

Window to rear. Door into en-suite shower room.



## En-suite Shower Room

Three piece bathroom suite comprising: separate single shower cubicle with mains fed shower unit installed, vanity unit wash hand basin and low level flush WC. Partly tiled walls and vinyl flooring. Window to side.

## Rear of the Property

Raised decking area on entry with Astroturf laid offering ample space for patio dining. Gravel chippings around the decked space and side access is available.

## 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.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

59.6 m<sup>2</sup>  
642 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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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