



15 Delingpole Walk
Cradley Heath, B64 6DN

Offers In The Region Of £175,000

Property Description

A recently refurbished two bedroom mid terraced property, close to Old Hill and Cradley Heath train stations and frequent transport links. Convenient amenities are also located nearby.

The property is briefly comprises: entrance hall, downstairs WC, lounge, fitted kitchen, landing, two bedrooms and upstairs family bathroom. Gas central heating and double glazed throughout.

Front and rear gardens are available with additional rear access and TWO ALLOCATED PARKING SPACES.

OFFERING NO UPWARD CHAIN. EPC / C - CT Band - B

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 with Cradley Heath and Old Hill train stations servicing Birmingham City Centre and Stourbridge Junction.

Front of the Property

Laid mainly to AstroTurf with conifers on its borders.

Entrance Hall

2.63m x 1.08m (8'7" x 3'6")

Doors leading to downstairs WC and lounge.

Downstairs WC

1.40m x 0.84m (4'7" x 2'9")

Two piece suite comprising: Low level WC and pedestal wash hand basin.

Lounge

4.90m x 3.63m wp (16'0" x 11'10" wp)

Maximum width into under stairs recess. Door leading to fitted kitchen. Stairs leading to first floor accommodation. Patio doors to rear and laminate flooring.

Fitted Kitchen

2.59m x 2.46m (8'5" x 8'0")

Window to front. Good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral oven/grill with four ring gas hob with fitted extractor over and plumbing for a washer. Boiler housed in cupboard on front wall.

Landing

1.62m x 1.99m (5'3" x 6'6")

Built in storage and loft access. Doors leading to all upstairs rooms.

Bedroom One

3.38m x 3.02m (11'1" x 9'10")

Window to rear. Built in wardrobes.



Bedroom Two

3.44m x 2.09m at widest point (11'3" x 6'10" at widest point)

Window to front. Built in storage.

Bathroom

2.39m x 1.45m (7'10" x 4'9")

Window to front. Three piece bathroom suite comprising: low level flush WC, pedestal wash hand basin and bath with mains fed shower unit installed over.

Rear of Property

Patio area with steps leading up to a larger space laid mainly to Astroturf. Further steps leading to the rear garden access and a shed.

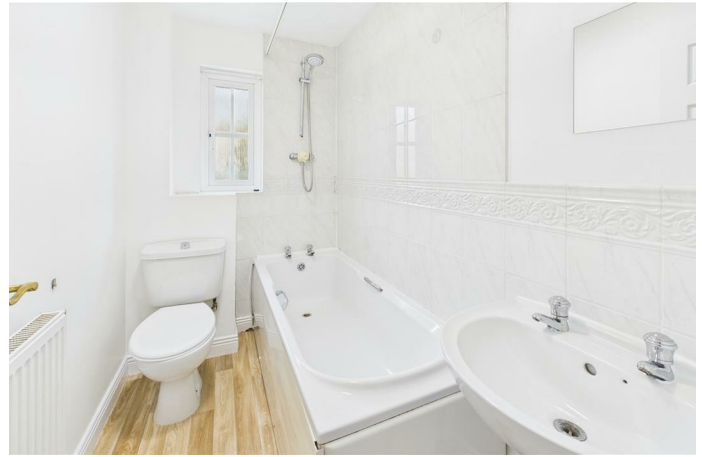
Freehold

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[®]

49.23 m²
529.9 ft²

Reduced headroom

1.19 m²
12.81 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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