



62 Wrights Lane
Cradley Heath, B64 6RD

Offers In The Region Of £235,000

The Property

A great opportunity to purchase this THREE BEDROOM semi detached property with garage and ensuite offered with NO CHAIN.

Situated in Wrights Lane close to local amenities and the local schools this property is in need of a little updating but would make a wonderful family home. Briefly comprising: entrance hall, downstairs cloakroom, spacious lounge diner, kitchen, , landing, three bedrooms with ensuite shower room to the master and family bathroom. The property also has a garage to the side.

To the front is a mature garden with driveway parking in front of the garage and to the rear is a fully enclosed garden laid to lawn with patio seating area. EPC: D // Council Tax Band: C
NO CHAIN

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.

Frontage

To the front of the property is a driveway providing off road parking with mature garden to the front and steps leading to the front door.

Entrance Hall

Laminate floor and stairs rise to the first floor.

Cloakroom

Window to front. Low level WC and hand basin.

Lounge Diner

Spacious dual aspect lounge diner with window to the front. Laminate flooring and the room narrows through the diner leading to patio doors which then lead into the garden.

Kitchen

A range of eye and low level units incorporating: stainless steel sink and drainer, integrated gas hob with integrated electric oven beneath. Space for a dishwasher and space for a fridge. Pantry cupboard and door leads into the garage.

Landing

Access to the loft space and airing cupboard.

Bedroom One

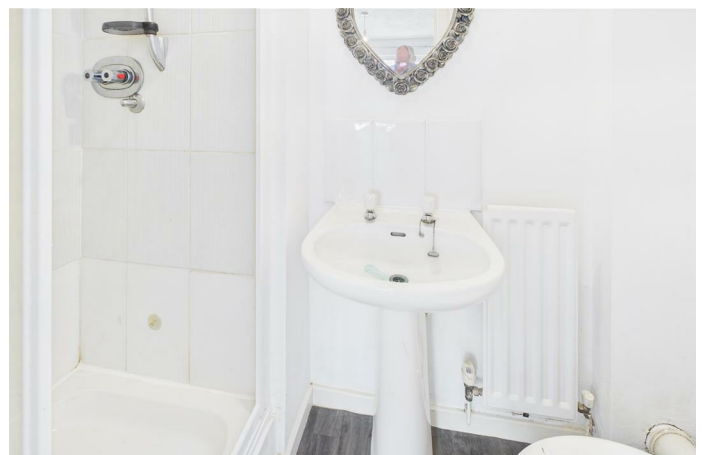
Window to the front and door to the ensuite.

Ensuite Shower Room

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

Bedroom Two

Window to the rear.



Bedroom Three

Window to the front.

Bathroom

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

Window to the rear.

Garage

Up and over door to the front and rear access door leads to the rear garden. Housing the boiler (less than 2 years old). Power and light with eaves storage. Plumbing for a washing machine.

Rear Garden

A fully enclosed rear garden laid mainly to lawn with patio seating and gavelled area. Mature planted borders.

Tenure

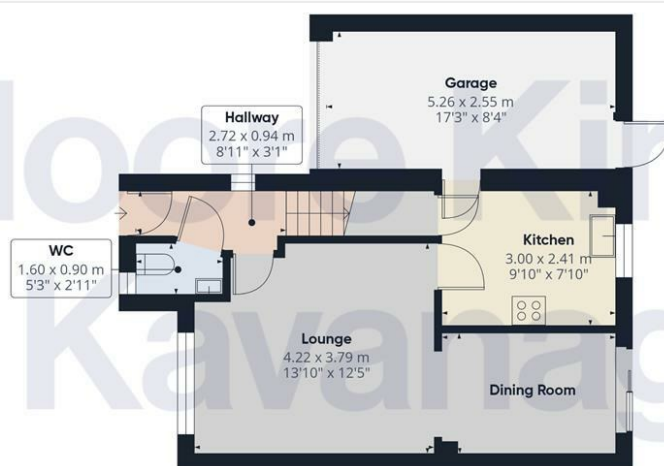
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

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⁾
80.5 m²
866 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.

GIRAFFE360

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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 are 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