



**7 Western Road**  
Cradley Heath, B64 7EW

**Asking Price £235,000**

A four bedroom semi-detached house for sale in Cradley Heath benefiting from hard standing to front, gas central heating and double glazing throughout. Transport links with Cradley Heath train station providing easy access to the towns Stourbridge and Birmingham.

This family home briefly comprises a porch, welcoming hall, spacious lounge, bedroom four, cloakroom, a modern fitted kitchen, a family bathroom, landing, three double bedrooms with potential for another in the loft (Requires building regulations). To the front of the property is block paved hard standing and side access gate leading to the enclosed garden laid to lawn with patio area and brick store.

Council Tax A, EPC C.

### Location

The property is situated in a quiet area of Cradley Heath with the surrounding area being mixed residential housing with local amenities and great primary/secondary schooling. Haden Hill Park is a short distance away offering a vast area of public open space with woodland walks and a children's play area.

### Porch

UPVC doors to front.

### Entrance Hall

Door to porch. Door to kitchen, bathroom and lounge. Stairs to first floor. Laminate flooring.

### Kitchen

Window to front. Modern fitted kitchen with real wood countertops comprising: stainless steel sink and drainer, integrated 5 ring hob, 'Smeg' double oven with extractor over, plumbing and space for a washing machine. Space for a fridge freezer. Tile flooring.

### Lounge

Gas fire with wooden surround. Coving. French doors to the garden and window to side. Coving. Cupboard housing electric meter and fuse box.

### Rear Lobby

Door to cloakroom, side and dining room/bedroom four.

### Bedroom Four

Recently extended with window to side and rear. Coving.

### Cloakroom

Two piece suite comprising low level W.C. and wash hand basin. Frosted window to side.

### Bathroom

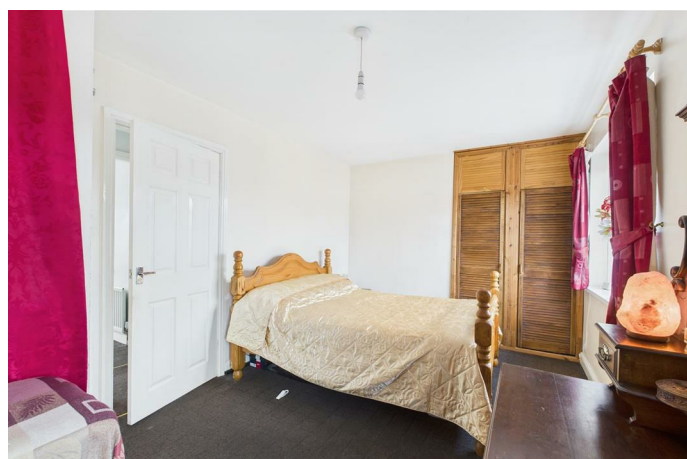
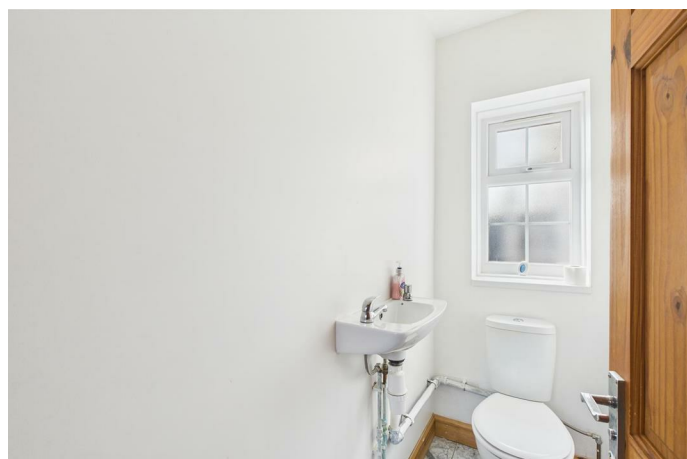
Window to front. Three piece suite comprising: low level WC, wash hand basin, and a paneled bath with shower over. Heated towel rail.

### Landing

Doors to bedrooms and stairs to loft space.

### Bedroom One

Double bedroom with two front-facing windows. Built in storage. Cupboard housing Worcester boiler.



## Bedroom Two

Double bedroom with rear-facing window

## Bedroom Three

Double bedroom with rear-facing window.

## Loft Space (No Building Regulations)

Converted loft space requires building regulation to use as a bedroom. Velux window.

## Outside

FRONT: Block paving hard standing to front and side access gate.

REAR: Laid to lawn with patio area and brick store. Side access gate.

## 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.

There is no paperwork for the removal of a chimney breast downstairs.

## 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.





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