

5 Bishops Walk, Cradley Heath, B64 7RH



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### Hicks Hadley

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An extremely spacious detached family home in this most desirable location with woodland close by, offering a very quiet and safe location for families, yet still being convenient for all amenities including local transport, Haden Hill Leisure Centre and Park. The property comprises reception hall with cloakroom, spacious lounge, dining room, large dining kitchen with utility room off, five bedrooms with the master room have en-suite and house bathroom. The property also benefits from a DOUBLE GARAGE, gas central heating, double glazing and gardens. EPC:- D

**Offers In The Region Of £475,000 - Freehold**



**Reception Hall**

With laminate flooring, stairs to the first floor landing, central heating radiator and doors leading to:-

**Cloakroom**

With laminate flooring, low level WC, wash hand basin, central heating radiator, ceramic tiling and double glazed window overlooking front elevation.

**Spacious Lounge 14'7" x 11'0" (4.45 x 3.35)**

Having feature fireplace with fitted fire, laminate flooring, double glazed window overlooking front elevation, central heating radiator and glazed double doors leading to the dining room.

**Dining Room/Sitting Room 11'2" x 11'0" (3.40 x 3.35)**

Having double glazed patio doors leading to the rear garden, central heating radiator, laminate flooring and door leading to:-

**Large Fitted Dining Kitchen 16'0" x 10'0" (4.88 x 3.05)**

Having a range of fitted units to include a single drainer sink unit, base units with worktops over, matching wall units, further dresser style units, plumbing for dishwasher, fitted oven and hob with extractor over, laminate flooring, two central heating radiators and two double glazed window overlooking the rear garden.

**Utility Room 8'7" x 5'4" (2.62 x 1.63)**

With UPVC door leading to the side elevation, fitted cupboard and worktops with plumbing for automatic washing machine and further appliance space, central heating radiator and wall mounted gas central heating boiler.

**Study/Playroom 9'2" x 8'7" (2.79 x 2.62)**

Having double glazed window overlooking front elevation and central heating radiator.

**Stairs**

Lead from the reception hall to the first floor central landing, having loft access with loft ladder, airing cupboard and further doors leading to:-

**Master Bedroom 11'8" x 11'3" (3.56 x 3.43)**

Having double glazed window overlooking front elevation, central heating radiator, fitted wardrobes and door leading to:-

**En-suite**

Having large fully tiled shower cubicle, wash hand basin, low level WC, central heating radiator, ceramic tiling and double glazed window overlooking side elevation.

**Bedroom Two 14'7" x 9'0" (4.45 x 2.74)**

Having double glazed window overlooking front elevation and central heating radiator.

**Bedroom Three 11'4" x 9'3" (3.45 x 2.82)**

Having central heating radiator and double glazed window overlooking rear garden.

**Bedroom Four 11'2" x 8'8" (3.40 x 2.64)**

Having double glazed window overlooking rear garden and central heating radiator.

**Bedroom Five 9'5" x 6'7" (2.87 x 2.01)**

Having central heating radiator and double glazed window overlooking front elevation.



**House Bathroom**

Having panelled bath with shower and shower screen, wash hand basin, low level WC, central heating radiator and obscured double glazed window overlooking rear garden.

**Double Garage**

The property has a double glazed with two up and over doors, light and power points. One of the garages has been converted into a playroom/office with flooring and a window to the rear, which could be used as such or could be used as a second garage as previously utilised.

**Outside**

The property has a lawned front garden with mature hedging, pathway to the front door and gated pathway to the side leading to the rear garden. To the front of the garage is a good sized double driveway offering ample further parking.

The rear of the property offers a spacious decked patio area, with



steps leading to the lawned rear garden with an outlook of mature trees and shrubs.

**Viewing**

By prior appointment with our Halesowen office on 0121 585 6667.

**Agents Note**

We have been informed that the property is FREEHOLD however any interested parties must seek confirmation from their solicitor.

**COUNCL TAX BAND: F**

All main services are connected.

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) EPC:D

