

Grove.

FIND YOUR HOME



5 Bishops Walk
Cradley Heath,
West Midlands
B64 7RH

Offers In The Region Of £550,000



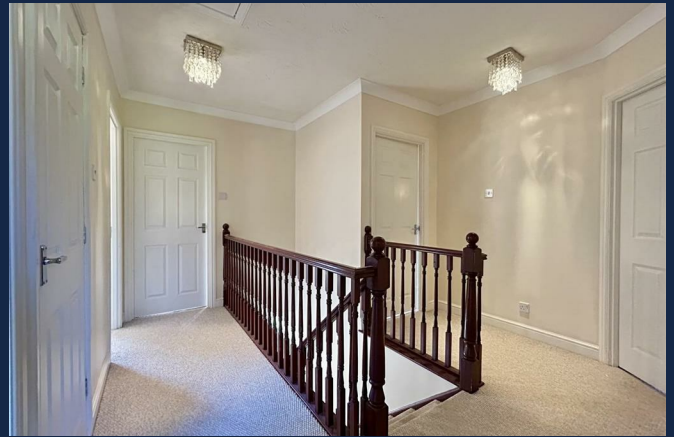
NO UPWARD CHAIN. Nestled in the charming private road of Bishops Walk, Cradley Heath, this impressive detached house offers privacy, whilst still being close to the town of Halesowen with schools and shops. The surrounding area is known for its friendly community and convenient access to local amenities, making it an excellent choice for families and professionals alike.

Outside, the property features parking for multiple vehicles, including two double garages. One of the garages has been converted into a room, perfect for use as a home office due to its power, double glazing, door access and additional wifi system. The approach to the property is privatised by its front hedge and offers stone chipping, front lawn and side access to the rear garden via a slabbed path and gate. The stained glass front door opens into the grand entrance hall, offering access to the downstairs w.c., study/potential 6th bedroom, one of two reception rooms and the newly renovated kitchen-diner. The rear reception room can be reached via double opening doors from the front reception room and door in the kitchen. The utility has space for necessary appliances and provides side access to the garden. Upstairs are five bedrooms, the master having its own En-suite shower room and an additional family bathroom. The garden is landscaped and offers decking currently being protected by Astro-turf.

With its spacious layout and prime location, it presents a wonderful opportunity for those looking to settle in a welcoming neighbourhood. Do not miss the chance to make this house your new home. JH 02/04/25
V1 EPC=C







Approach

Via block paved shared driveway to front leading to tarmac driveway giving access to garage and a garage conversion, path to side leading front door with stone chipping and grass to the sides, gated side access to rear, front door leading to entrance hall.

Entrance hall

Double glazed obscured stained glass front door, stairs to first floor accommodation, central heating radiator, coving to ceiling, door to under stairs storage, doors to downstairs w.c., two reception rooms and kitchen.

Bedroom 6/Study 10'9" x 14'5" (3.3 x 4.4)

Central heating radiator, coving to ceiling, fuse box.

Downstairs w.c.

Double glazed obscured window to front, pedestal wash hand basin, splashback tiling to walls, central heating radiator and w.c.

Second reception room 8'6" x 9'2" (2.6 x 2.8)

Double glazed window to front, central heating radiator, coving to ceiling, feature fireplace, double opening doors to rear reception room.

Third reception room 11'1" x 10'5" (3.4 x 3.2)

Double glazed sliding patio door to rear, central heating radiator, coving to ceiling, door to kitchen.











Kitchen 10'5" x 16'0" (3.2 x 4.9)

Two double glazed windows to rear, one double glazed window to side, central heating radiator, matching wall and base units with square top marble effect over, single basin sink with mixer tap and pull out hose, integrated oven, gas hob over, extractor fan, splashback tiling to walls, dishwasher, display cabinets, door to utility.

Utility 5'2" x 8'6" (1.6 x 2.6)

Double glazed obscured door to side entrance, base units with square top marble effect surface over, splashback tiling to walls, vertical central heating radiator, central heating boiler, space for fridge freezer, tumble dryer and washing machine, sink with mixer tap.

First floor landing

Loft access with ladder and power, doors radiating to bedrooms, bathroom and airing cupboard housing water tank.

Family bathroom

Double glazed obscured window to rear, pedestal wash hand basin, bath with telephone shower attachment, w.c., vertical central heating radiator.

Bedroom one 11'5" x 11'1" (3.5 x 3.4)

Double glazed window to front, central heating radiator, fitted wardrobes, door to en-suite.

En-suite

Double glazed obscured window to side, half height tiling to walls, vanity wash hand basin with mixer tap, low level flush w.c., modern style central heating towel rail, electric shower cubicle.

Bedroom two 14'5" x 8'10" (4.4 x 2.7)

Double glazed window to rear, central heating radiator.

Bedroom three 11'5" x 9'2" (3.5 x 2.8)

Double glazed window to rear, central heating radiator.



Bedroom four 41'4" max 4'11" min x 11'1" max 5'6" min (12.6 max 1.5 min x 3.4 max 1.7 min)
Double glazed window to rear, central heating radiator.

Bedroom five 6'6" x 9'6" (2.0 x 2.9)
Double glazed window to front, vertical central heating radiators.

Rear garden
Decking area with astro turf on top, stone chipping raised beds, stepping stones to further lawn area, block paved circular patio in the middle of the lawn, raised shrub beds to the rear of the garden, slabbed pathway to side access via gate.

Garage conversion/office 14'9" x 8'6" (4.5 x 2.6)
Double glazed window to side, coving to ceiling, ceiling light point and power.

Garage 16'4" x 8'6" (5.0 x 2.6)
Up and over door and power.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor. There is a service charge payable for the private road of £432.14 per annum.

Council Tax Banding
Tax Band is

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs

that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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