



Bloore King & Kavanagh

Sales & Lettings



48 Hayseech
Cradley Heath, B64 7JJ

Asking Price £289,950

Property Description

Situated in a wonderful position on the edge of Haden Hill Park is this THREE BEDROOM DETACHED property, needing refurbishment throughout.

The property is briefly comprising of; porch, entrance hall, lounge diner, fitted kitchen, downstairs WC, landing, three bedrooms and upstairs bathroom. To the front is off road parking for at least two cars and an integral garage. A side access gate leads to the rear garden laid to lawn.

NO UPWARD CHAIN. EPC - E / CT- C

Porch

Door to entrance hall and window to front.

Entrance Hall

Stairs to first floor and window to front.

Cloakroom

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

Lounge/Diner

3.30m x 5.86m (10'9" x 19'2")

Patio door to rear and window to front. Gas fire

Fitted Kitchen

4.26m x 2.20m (13'11" x 7'2")

Window to rear and side. Door to side. Range of eye and low level units incorporating: stainless steel sink, hatch to dining room, space for cooker and washing machine.

Landing

Window to rear and front.

Bedroom One

3.3m x 3.04m (10'9" x 9'11")

Window to rear.

Bedroom Two

3.36m x 2.82m (11'0" x 9'3")

Window to front and fitted wardrobes.

Bedroom Three

2.35m x 2.98m (7'8" x 9'9")

Window to front and fitted wardrobes.

Bathroom

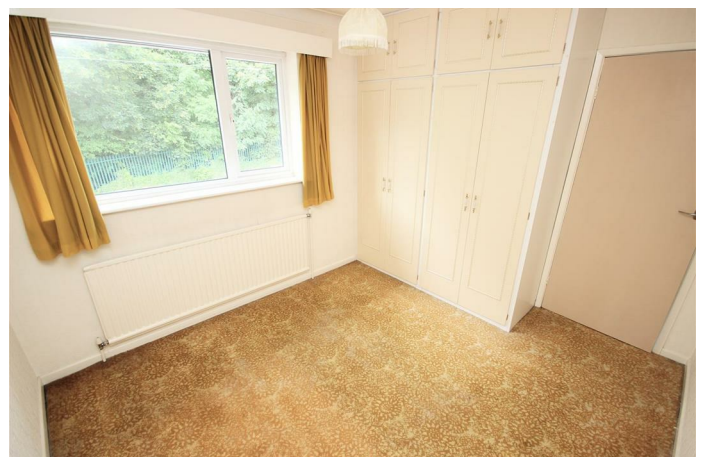
2.38m x 2.15m (7'9" x 7'0")

Window to rear. Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC.

Garage

2.36m x 4.95m (7'8" x 16'2")

UP and over doors to front and rear access door. Power and Light



Outside

FRONT: Tarmacadam driveway parking leading to the garage.

REAR: Gated side access leading to the rear garden. Laid to lawn with patio seating area.

Freehold

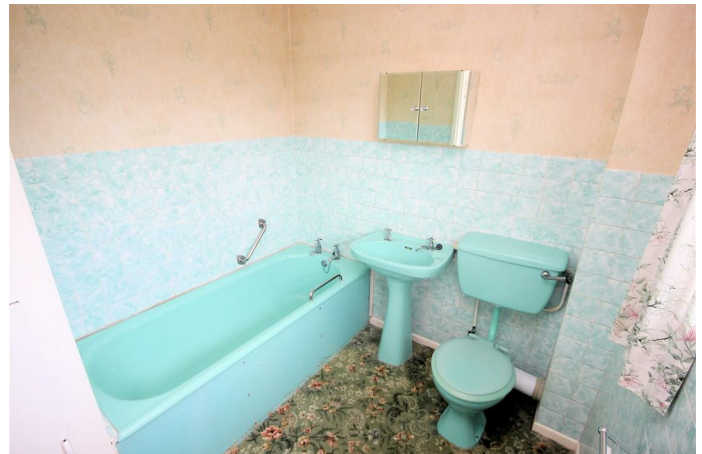
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

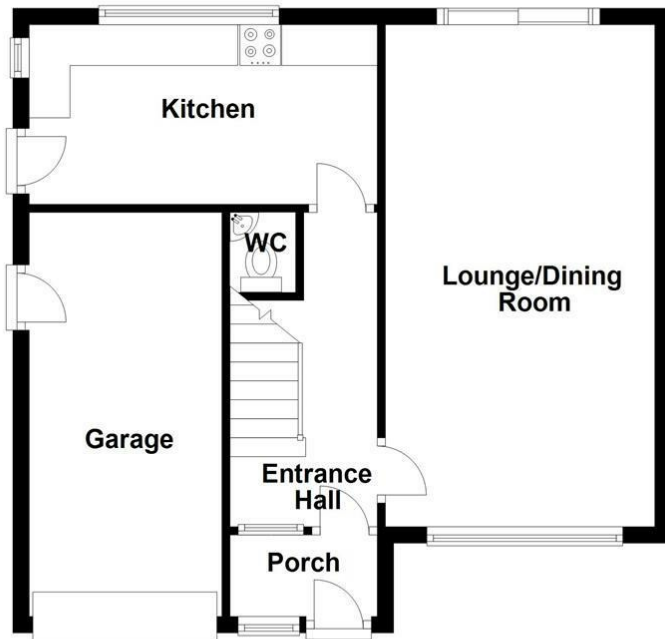
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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.

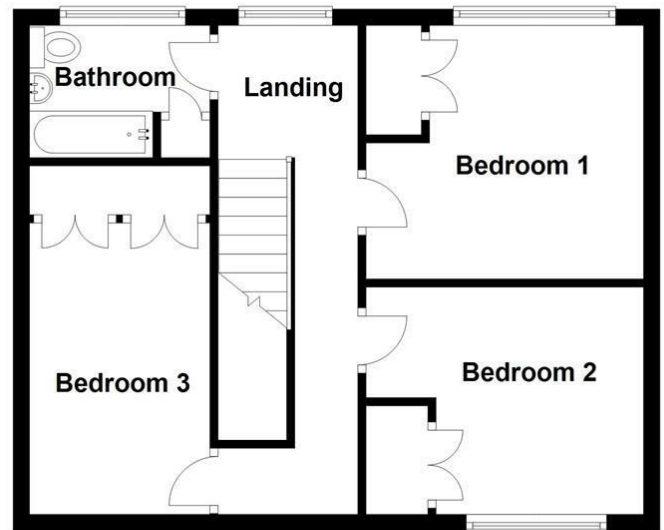
REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



Ground Floor



First Floor



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