



Bloore King & Kavanagh

Sales & Lettings



30 Wellington Street
Cradley Heath, B64 5PD

Offers In The Region Of £230,000

The Property

OFFERED WITH NO CHAIN. A very well presented THREE BEDROOM SEMI-DETACHED property in a great location close to local amenities .

This lovely family home has gas central heating, double glazing and briefly offers: porch, entrance hall, lounge /diner, kitchen, three bedrooms, family bathroom and garage.

To the side of the property is off road parking and to the rear an enclosed garden laid to lawn with patio area.
EPC D // Council Tax B.
NO CHAIN

Porch

Double glazed door to front

Entrance Hall

Door to front and storage cupboard.

Lounge Diner

6.86m x 3.84m at widest point (22'6" x 12'7" at widest point)

Window to front and stairs to first floor. French doors to conservatory.

Kitchen

2.84m x 2.51m (9'3" x 8'2")

Window to rear and door to conservatory. A good range of eye and low level units incorporating: stainless steel sink and drainer, space for a cooker and washing machine.

Wall mounted boiler.

Conservatory

3.48m x 2.97m (11'5" x 9'8")

Door to garden.

Landing

Access to loft space and storage cupboard.

Bedroom One

3.86m x 2.92m (12'7" x 9'6")

Window to front.

Bedroom Two

2.95m x 2.87m (9'8" x 9'4")

Window to rear and integrated wardrobe.

Bedroom Three

2.57m x 2.11m (8'5" x 6'11")

Window to front.

Bathroom

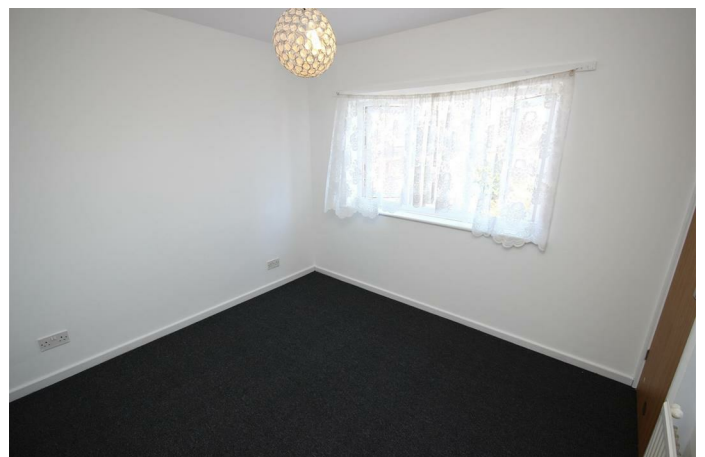
2.57m x 1.73m (8'5" x 5'8")

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

Garage

4.78m x 2.46m (15'8" x 8'0")

Up and over door to front and rear access door.



Outside

FRONT: Block paved garden

SIDE: Driveway leading to the garage.

REAR: Enclosed garden laid to lawn, with patio area and shrub border.

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.

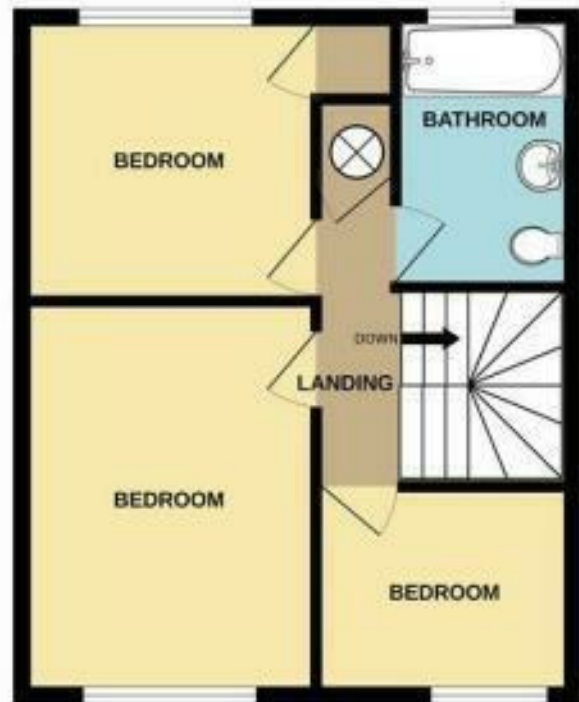
PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective 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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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