



**30 Sandwell Grove**  
Cradley Heath, B64 5DB

**Offers In The Region Of £240,000**



## Property Description

We are pleased to present this modern build, three bedroom semi detached property tucked away in a conveniently situated cul-de-sac location. Within walking distance to local amenities and frequent transport links.

The property briefly comprises of; entrance hall, downstairs WC, lounge, fitted breakfast kitchen, master bedroom with en-suite shower room, two additional bedrooms and a house bathroom.

Allocated parking is available to the front of the property and an enclosed tiered garden is at the rear with spacious side access. NO UPWARD CHAIN. EPC - C / CT Band - C.

## Approach

One parking space is clearly allocated to the front of the property. Further block paving to the front could allow further off road parking if required. Side access available to the right hand side of the property.

## Entrance Hall

1.46m x 1.00m (4'9" x 3'3" )

Security alarm system controls installed. Internal doors leading to downstairs WC and lounge. Laminate flooring.

## Downstairs WC

1.74m x 0.86m (5'8" x 2'9" )

Window to front. Pedestal wash hand basin and low level flush WC installed. Laminate flooring.

## Lounge

5.83m wp x 4.58m wp (19'1" wp x 15'0" wp )

Maximum length into bay window. Window to front. Stairs leading to first floor accommodation. Internal door leading to fitted breakfast kitchen. Laminate flooring.

## Fitted Breakfast Kitchen

2.74m x 4.57m (8'11" x 14'11" )

Window and access to rear via French patio door. Under stairs storage available. A modern range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, built in gas hob with extractor over, integral electric oven/grill and plumbing for a washer. Boiler housed in kitchen wall cupboard. Vinyl floor throughout.

## Landing

3.72m x 1.91m (12'2" x 6'3" )

Over stairs storage and loft access available. Doors leading to all bedrooms and bathroom.

## Master Bedroom

3.62m x 2.58m (11'10" x 8'5" )

Maximum length to fitted wardrobes. Window to front.

## En-suite Shower Room

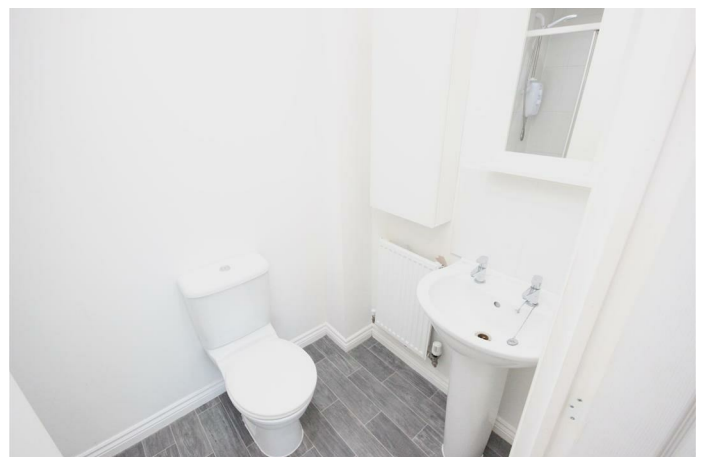
1.37m x 2.58m (4'5" x 8'5" )

Three piece suite comprising of; pedestal wash hand basin, low level flush WC and a separate single shower cubicle with an electric shower installed.

## Bedroom Two

3.11m x 2.57m (10'2" x 8'5" )

Window to rear.



### Bedroom Three

2.65m x 1.91m (8'8" x 6'3" )

Window to front.

### Bathroom

1.68m x 1.92m (5'6" x 6'3" )

Three piece bathroom suite comprising of; pedestal wash hand basin, low level flush WC and a bath. Window to rear.

### Rear of the Property

On immediate access to the garden from the property, the garden has decking with steps leading down to a smaller area laid to AstroTurf. More steps lead down to an enclosed lawned area. A large area is available to the side laid to gravel chippings, offering access to the front and having a garden shed.

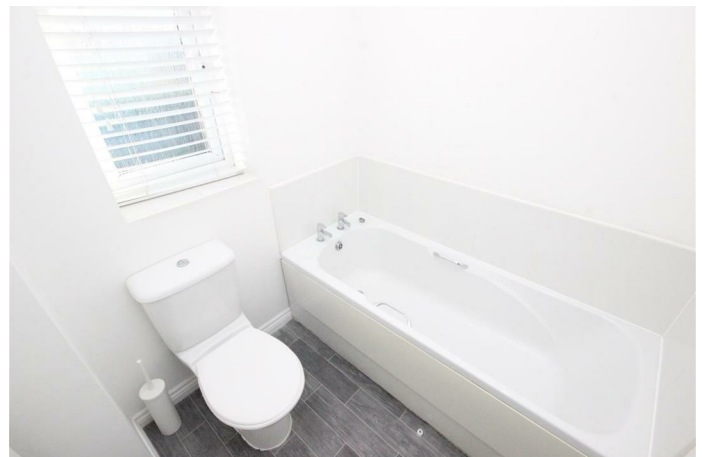
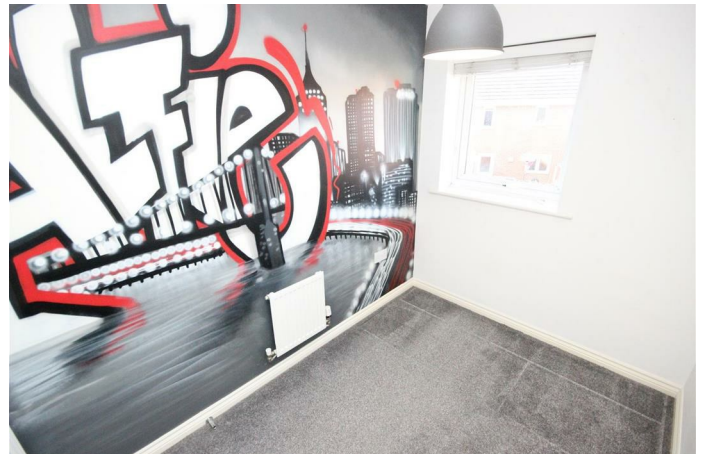
### Freehold

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.

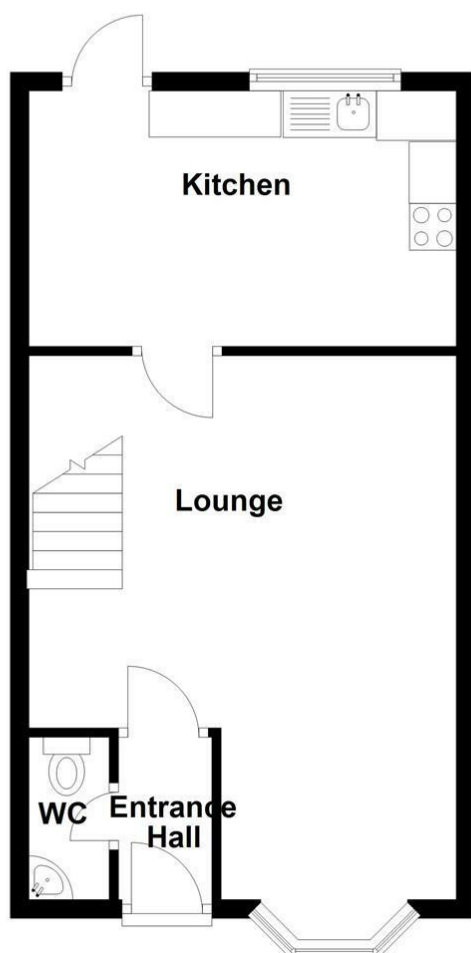
### Brochure Declaration

**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.

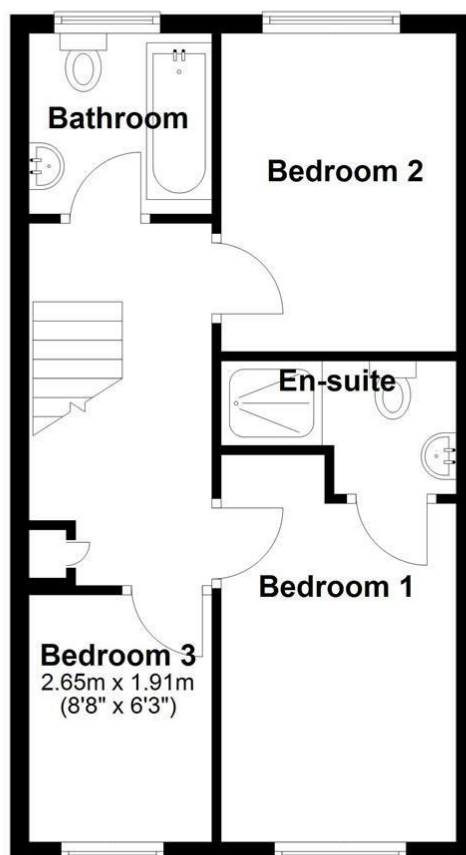
**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained.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