



# Bloore King & Kavanagh

Sales & Lettings



**17 Walton Heights Walton Close**  
Rowley Regis, B65 8JN

**Offers In The Region Of £339,450**

## The Property

A beautifully presented DETACHED FOUR BEDROOM property with DETACHED GARAGE situated to the rear of this small cul de sac on Walton Close.

This lovely property has gas central heating, double glazing and briefly offers: Entrance hall, Lounge which opens to the dining room, lovely fitted kitchen, downstairs cloakroom, ground floor bedroom which could also be utilised as an office/study, three first floor bedrooms with ensuite to the master and family bathroom.

To the front of the property is off road driveway parking and a detached garage. To the rear is a low maintenance hard landscaped garden with gated access to both sides of the house. EPC: C, CT Band E.

NO CHAIN.

## Location

The property is situated between the towns of Rowley Regis and Cradley Heath with both having plenty of shops, schools and amenities.

The area is popular with commuters as Rowley Regis, Cradley Heath and Old Hill train stations are all within easy reach. The local motorway links of M5 junctions 2 and 3 are also easily accessible.

## Entrance Hall

Door to side, stair to the first floor and laminate flooring.

## Cloakroom

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

## Lounge

3.23m x 5.20m (10'7" x 17'0")

Window to front. Feature fireplace and laminate flooring. Opens to the dining room.

## Dining Room

2.72m x 5.33m (8'11" x 17'5")

Window to side. Laminate flooring. Opens to the lounge.

## Kitchen

2.49m x 3.55m (8'2" x 11'7")

Window to side and UPVC door to rear. A lovely range of eye and low level units incorporating: stainless steel sink and drainer, gas hob with extractor over, eye level electric double oven, space and plumbing for a washing machine and built in low level fridge freezer. Tile flooring  
Wall mounted gas boiler.



### **Bedroom Four / Study**

3.71m x 2.54m (12'2" x 8'3")

A very useful fourth bedroom which could also be utilised as a home office / study. French doors lead to the garden and laminate flooring.

### **Landing**

Access to loft space and all first floor rooms. The large loft space is boarded

### **Bedroom One**

3.29m x 6.25 (10'9" x 20'6")

Two windows to front and door to:



### **Ensuite Shower Room**

2.01m x 1.83m (6'7" x 6'0")

Window to side. Three piece suite comprising: corner shower cubicle, pedestal wash hand basin and low level WC. Tile flooring.

### **Bedroom Two**

3.11m x 2.41m (10'2" x 7'10")

Window to rear.



### **Bedroom Three**

2.72m x 2.65m (8'11" x 8'8")

Window to rear.

### **Family Bathroom**

1.77m x 2.96m (5'9" x 9'8")

Window to side. Three piece suite comprising: paneled bath with shower over, pedestal wash hand basin and low level WC. Airing cupboard. Tile flooring.



### **Detached Garage**

3.77m x 5.33 (12'4" x 17'5")

Detached garage. Electric door to front, power and light. Rear access door.

### **Outside**

FRONT: Tarmac driveway with steps to the front courtyard with slabbed area.

SIDE: Gated access to both sides of the house.

REAR: Low maintenance hard landscaped garden

### **Tenure**

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.

### **Viewings**

Strictly by appointment with Bloore King & Kavanagh Halesowen office on 0121 550 4151 or email us: [info@bkandk.co.uk](mailto:info@bkandk.co.uk)





**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.