

For Sale

offers in the region of **£300,000**



Delingpole Walk Cradley Heath B64 6DN

A fantastic family home with spacious accommodation over three floors with garage and parking to the rear and conveniently located for shops, schools and transport links including Old Hill train station. Viewing highly recommended

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Approach

The property is approached via pedestrian footpath to the front with steps leading up to the front door with lawned areas to the side

Hallway

Stairs lead to the first floor accommodation, central heating radiator, under stairs storage cupboard and doors leading to:

Study/Bedroom Five

Double glazed window to front elevation, central heating radiator and wood effect flooring

Kitchen/Dining Room

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer with mixer tap over, plinth lighting, cupboard housing central heating boiler, plumbing for dishwasher and washing machine, double oven, gas hob and cooker hood over, space for fridge freezer, complimentary tiling to walls, tiled flooring, central heating radiator, space for table and chairs, double glazed window to rear and double glazed French doors to rear garden

Downstairs W.C

Low level w.c, wash hand basin, tiled flooring, central heating radiator and obscured double glazed window to front elevation

First Floor Landing

Central heating radiator, cupboard housing hot water tank, stairs to second floor accommodation and doors leading to:

Lounge

Two double glazed windows to rear elevation, central heating radiator, electric fire

En-Suite

Double glazed obscured window to front elevation, shower cubicle, wash hand basin, low level w.c, central heating radiator and shaver point

Second Floor Landing

Storage cupboard and doors leading to:

Bedroom Two

Double glazed window to rear elevation, central heating radiator, loft access and built in double wardrobe

Bedroom Three

Double glazed window to front elevation, central heating radiator, double built in wardrobe



Bedroom Four

Double glazed window to rear elevation, central heating radiator

Family Bathroom

Comprising bath with shower over, wash hand basin, low level w.c, central heating radiator, tiling to walls, shaver point and double glazed obscured window to front elevation

Rear Garden

A low maintenance rear garden with patio area, outside tap, steps to the rear of the garden and access to further paved patio and gate to shared access leading to the en-bloc garages and allocated parking space.

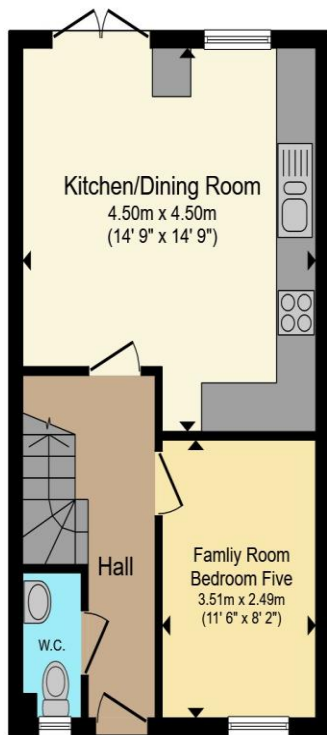
Garage

Being en-bloc accessed via Wycherley Way, with up and over door, power and lighting and storage.

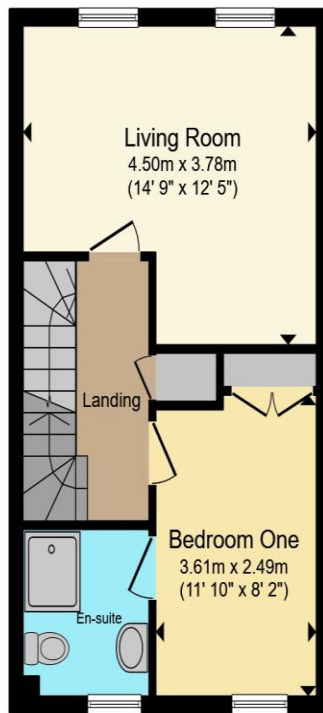
Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

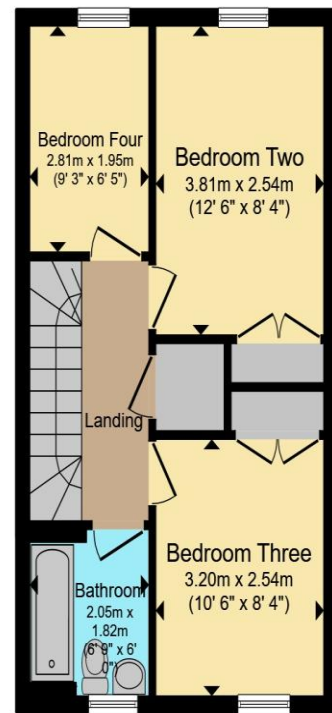




Ground Floor



First Floor



Second Floor

Total floor area 110.6 m² (1,190 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Property Ref: HSW316878 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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