



9 Elbow Street
Cradley Heath, B64 6JP

Offers In The Region Of £280,000

Entrance Hall

Laminate LTV flooring laid. Stairs leading to first floor accommodation with under stairs cupboard available. Doors into downstairs Wc, fitted kitchen and lounge.

Downstairs Wc

Low level flush WC installed with vanity unit wash hand basin. Window to front.

Fitted Kitchen

Good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, freestanding gas cooker with extractor over and plumbing for a washer. Window to front. Housing boiler on side wall in wall cupboard. Partly tiled walls and laminate LTV flooring. Breakfast bar installed.

Lounge

Laminate LTV flooring laid. Electric fire installed with wood surround. Coving. French patio double doors opening to rear.

First Floor Landing

Doors to two double bedrooms and wet room. Stairs to second floor accommodation.

Bedroom Two

Window to rear.

Bedroom Three

Windows to front. Laminate flooring laid.

Wet Room

Three piece suite comprising; double shower enclosure with mains fed shower unit installed, vanity unit wash hand basin and low level flush WC. Partly tiled walls and vinyl flooring. Window to side.

Second Floor Landing

Door into:

Master Bedroom

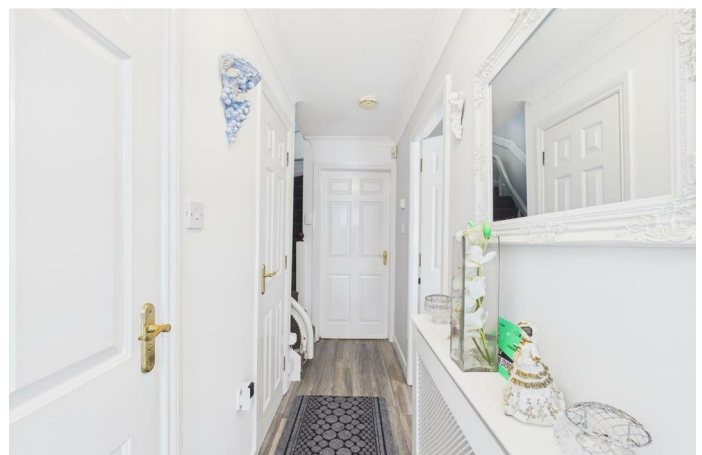
Window to front. Loft access available. Built in cupboard housing hot water tank. Laminate LTV flooring laid. Velux window to rear of the property within dressing area.

En-Suite Shower Room

Three piece suite comprising of; double shower cubicle with mains fed shower unit installed, vanity unit wash hand basin and low level flush Wc. Partly tiled walls and vinyl flooring. Velux window to side.

Garage

Garage is located to the rear of the property accessible via secured iron gated access, which is only available for four other residents. Communal off road parking available within.



Rear of Property

Decked area surrounded by stone chippings creating an ideal dining patio space. Block paved walkway adjacent to a small strip of Astroturf laid, with matured plants and shrubbery on its borders with raised sleepers. To the rear of the garden is a fully equipped summerhouse with electrics installed. Side access available to the front. No through access.

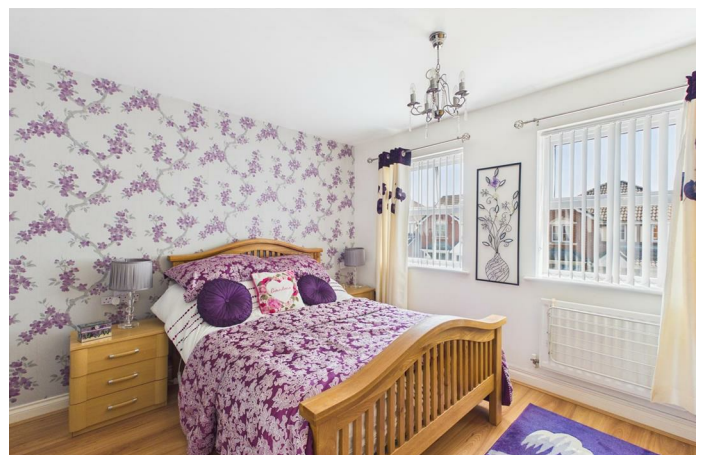
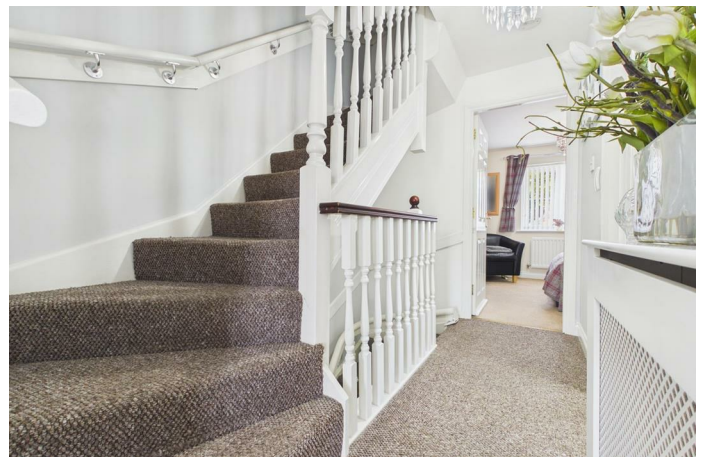
Freehold

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.





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