



65 Codsall Road
Cradley Heath, B64 7DZ

Offers In The Region Of £190,000

The Property

A two double bedroom semi-detached property ideally located for Old Hill Train Station, local amenities and schools.

This lovely home would be an ideal purchase for a first time buyer or keen buy to let investor. Benefitting from gas central heating double glazing and briefly comprising: entrance hall, lounge with storage, conservatory, landing, two double bedrooms and a bathroom.

To the front of the property is off road parking and a side access gate leads to the enclosed rear garden. EPC rating C, Council tax band A.

Location

Cradley Heath is wonderful area and remains a charming Black Country town with a traditional high street. There are plenty of shops and amenities close by with a large Tesco supermarket within walking distance. Cradley Heath has great transport links with Old Hill Train Station less than a mile away.

Entrance Hall

UPVC door to front and stair to first floor. Laminate flooring.

Kitchen

Two windows to front. A good range of eye and low level units incorporating: 1 1/2 bowl sink and drainer, gas hob with extractor over, eye level electric double oven, glow worm gas boiler, space for fridge, freezer, washing machine and dishwasher. Tile flooring.

Lounge

Window and door to rear. Two wall lights and door to under stairs cupboard.

Conservatory

Door and windows to garden. Vinyl flooring.

Landing

Windows to rear and side. Access to boarded loft space with light and ladder.

Bedroom one

Window to front.

Bedroom two

Window to rear. Feature panel wall.

Bathroom

Window to rear. A four piece suite comprising: panelled bath, shower cubicle with Triton electric shower, pedestal wash hand basin and low level WC. Fully tiled walls and laminate flooring.



Outside

FRONT: Tarmac driveway provides off road parking with steps to the side access gate.

REAR: A lovely fully enclosed rear garden with patio seating area, attractive wooden boarding with steps leading up to the lawned garden.

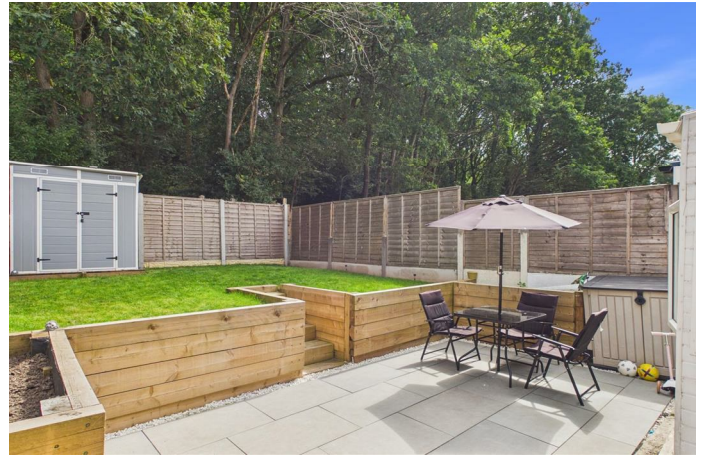
Tenure

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.

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.





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.