# Bloore King & Kavanagh
Sales & Lettings

**40 Woodhouse Way**

Cradley Heath, B64 5EL

**Asking Price £179,950**

## Approach
Front garden with Cotswold stone chippings laid adjacent to front slabbed pathway leading to front door access. Tarmacked driveway to side with access to the garage via the up and over door. Shaled area adjoining.

## Entrance Porch
Door into:

## Lounge
Window to front. Electric fire with wooden surround. Stairs leading to first floor accommodation. Door into:

## Fitted Breakfast Kitchen
Window to rear, with access to rear available via patio door. Good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill with four ring gas hob and extractor over and plumbing for a washer. Boiler housed on rear wall. Ample space for a breakfast/dining table.

## Landing
Loft access available with an integral ladder installed. Partly boarded. Doors to all upstairs rooms. Window to side.

## Shower Room
Vinyl flooring. Window to rear. Three piece suite comprising; low level flush WC, vanity unit wash hand basin and double shower enclosure with electric shower unit installed within. Fully tiled walls and heated towel rail installed.

## Bedroom One
Window to front. Built in airing cupboard housing hot water tank.

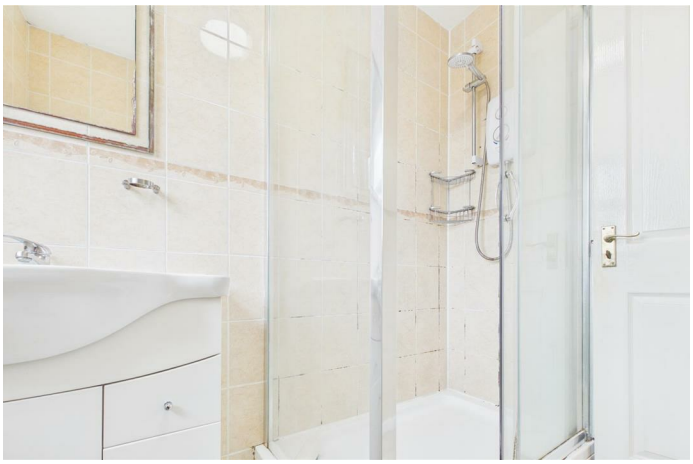
## Bedroom Two
Window to rear.

## Rear of Property
Hardscaped patio ideal for dining. Slabbed pathway leading to shed at rear with garden to side mainly laid to lawn.

## Garage
Access via up and over door to front and side access available via patio door to rear garden. Concrete floor. Outside tap installed on side wall.

## 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements