



Bloore King & Kavanagh

Sales & Lettings



40 Woodhouse Way

, Cradley Heath, B64 5EL

Offers Over £195,000



We're pleased to present this two bedroom, semi detached style property, tucked away in a sought after cul-de-sac location and within walking distance to local amenities and frequent transport links, mainly Cradley Heath Interchange Bus & Train Station.

Requiring updating and modernisation throughout, the property is briefly comprising of; entrance porch, lounge, fitted breakfast kitchen, landing, two bedrooms and upstairs shower room. Gas centrally heated and double glazed throughout.

Benefitting from off road parking to the front and side comfortably for up to three vehicles and having a garage to the side with access through to the enclosed rear garden.

Offering no upward chain and available to view immediately. EPC - D / CT Band - B



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. Shaded 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.

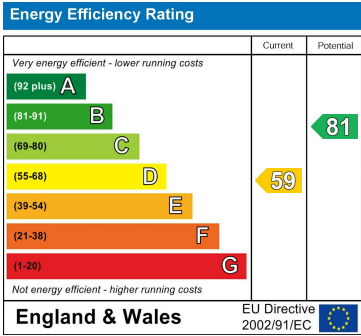
Area Map



Floor Plans



Energy Efficiency Graph



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