Connells

connells.co.uk

For Sale

offers in the region of **£195,000**

Delingpole Walk Cradley Heath B64 6DN

A delightfu two bedroom property in a popular location close to shops, transport links and local amenities. This property is offered with NO UPWARD CHAIN and benefits from two allocated parking spaces, a re-fitted kitchen and a pleasant rear garden making this property perfect for first time buyers!

Delingpole Walk Cradley Heath B64 6DN

Approach
The property has a shared pathway to the front leading to the property. There is a lawned front garden with a fenced border, front door opening to:

Hallway
Central heating radiator, doors to:

Downstairs W.C
Central heating radiator, low level W.C, pedestal wash hand basin, extractor fan.

Lounge
Wood effect flooring, stairs up to first floor accommodation, two central heating radiators, double glazed French doors opening to rear garden, door to:

Kitchen
A re-fitted kitchen fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, gas hob, cooker hood over, part tiled walls, space and plumbing for appliances, storage cupboard with boiler, double glazed window to front elevation.

Landing
Storage cupboard, loft access with loft ladder, doors to:

Bedroom One
Central heating radiator, built in wardrobe, double glazed window to rear elevation.

Bedroom Two
Central heating radiator, storage cupboard, double glazed window to front elevation.

Bathroom
Low level W.C, bath with shower over, pedestal wash hand basin, part tiled walls, extractor fan, central heating radiator, double glazed obscured window to front elevation.

Rear Garden
A pleasant rear garden with patio area, lawn with path and steps up to further pebbled garden, planting borders, gated rear access to parking.

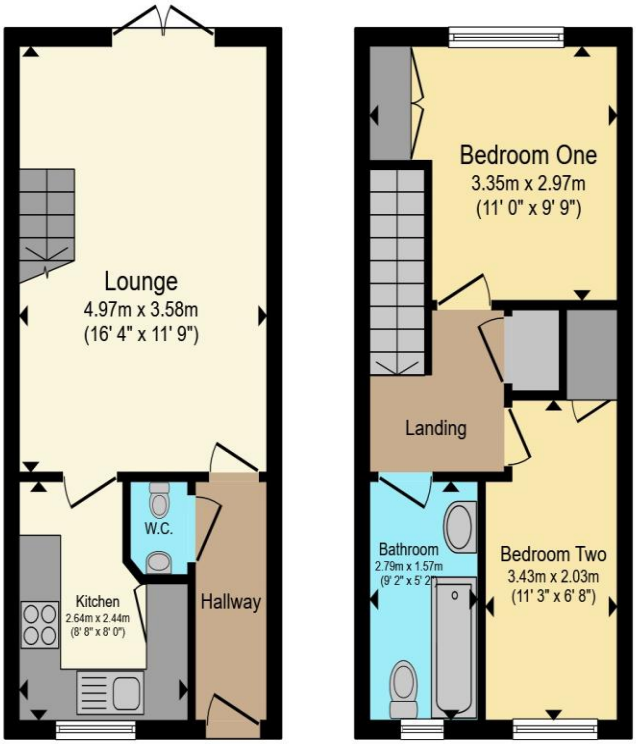
Parking
The property has two allocated parking spaces (in tandem) to the rear of the property.

Aml Fee

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

Agents Note

Please note that there are 2 titles for this property - WM825196 & WM905651.



Ground Floor **First Floor**

Total floor area 56.3 m² (606 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

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To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
HALESOWEN B63 4RG

Property Ref: HSW316843 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online
connells.co.uk/Property/HSW316843

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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