



90 Halesowen Road
Cradley Heath, B64 5LU

Offers In The Region Of £195,000

A well presented two bedroom end of terrace property within walking distance of Old Hill.

This lovely property benefits from double glazing, gas central heating and briefly comprises: dining room with open fireplace, lounge with fireplace, cellarette, fitted kitchen, UTILITY ROOM, DOWNSTAIRS CLOAKROOM, master bedroom with fitted wardrobes, second bedroom and family shower room.

To the front of the property is a walled frontage with private side access gate to rear. To the rear is an enclosed garden laid to lawn with patio area and electric point. EPC E, Council Tax A.

Dining Room

Box window to front. Open fire with feature surround. Laminate flooring.

Lounge

Window to rear. Door to cellarette, kitchen and stairs to first floor. Wooden fire surround. Laminate floor.

Rear Lobby

Door and window to garden. Laminate flooring.

Kitchen

Window to side. Good range of eye and low level units incorporating: stainless steel sink and drainer, electric hob with extractor over and integrated electric oven. Space for a fridge freezer.

Utility Area

Window to side. Good range of eye and low level units with space for a washing machine and dryer. Door to Cloakroom.

Cloakroom

Window to side. Integrated WC and hand basin. Fully tiled walls.

Landing

Access to loft space. Doors to bedrooms and shower room.

Master Bedroom

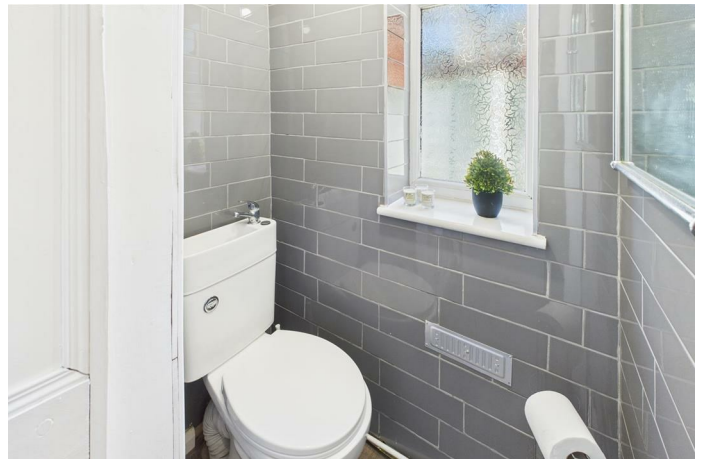
Window to front and two ranges of fitted wardrobes.

Bedroom Two

Window to rear.

Shower Room

Window to rear. Door to airing cupboard housing gas 'Main' boiler. Three piece suite comprising: Walk in double shower cubicle, vanity unit wash hand basin and low level WC.



Outside

Front: Walled frontage with iron gate. Side access with gate.

Rear: Enclosed garden laid to lawn with patio area and outside electric point.

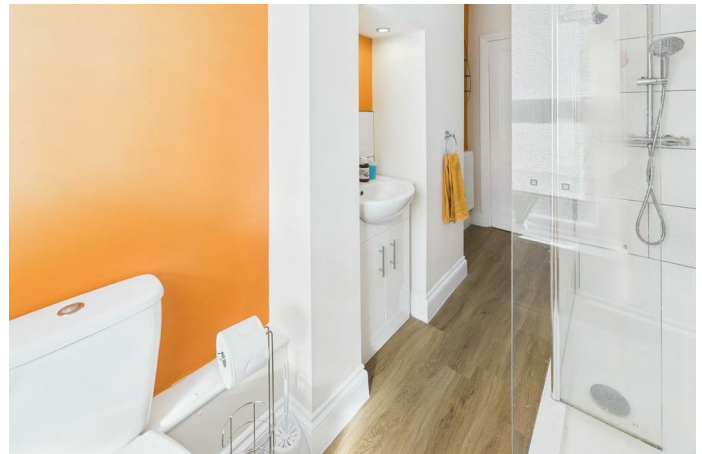
Freehold

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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