



5 Lench Close
Halesowen, B62 8HP

Offers In The Region Of £225,000

The Property

A fantastic opportunity to purchase this very well presented two bedroom family home in an excellent cul de sac location.

Offered with NO CHAIN this lovely property is close to local amenities with Rowley Regis being only a short distance as is Rowley Regis Train Station. The property benefits from an alarm, gas central heating and majority double glazing. Briefly offering: Porch, lounge, breakfast kitchen, CONSERVATORY, landing, two bedrooms, family bathroom with walk in bath and garage.

To the front of the property is a block paved driveway leading to the garage and mature garden.

To the rear the garden is laid to lawn with patio area.
EPC: D Council Tax Band: B.
NO CHAIN.

Location

The property is situated in this small cul de sac position located on the outskirts of Halesowen and Rowley Regis. There are excellent transport links with Rowley Regis train station within easy reach and plenty of amenities and schools with Sainsbury's supermarket and High Fields Primary school being just minutes away.

Porch

Door to side and door to lounge.

Lounge

Window to front and stairs to first floor. Alarm cupboard with consumer units.. Electric fire with wood surround. Two wall lights.

Kitchen Breakfast Room

Window and door to rear. A good range of eye and low level units incorporating: stainless steel sink and drainer, space for a washing machine and fridge freezer. Gas hob with extractor over and Indesit oven.

Conservatory

French doors to garden.

Landing

Doors to all rooms and loft access.

Bedroom One

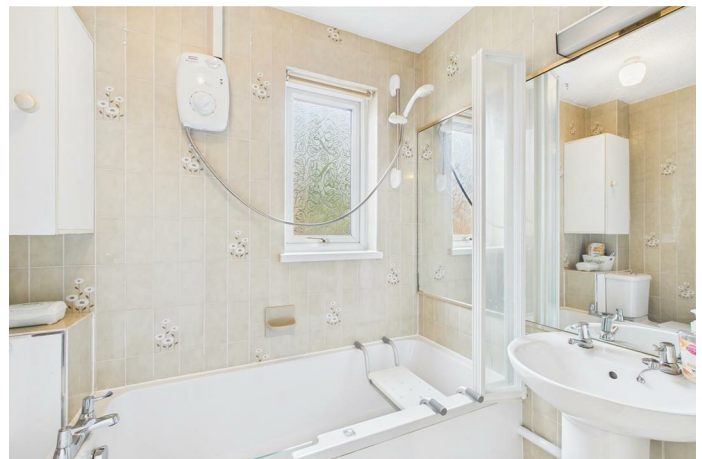
Window to front and fitted wardrobes. Over stairs cupboard.

Bedroom Two

Window to rear and coving.

Bathroom

Window to side. Three piece suite comprising: paneled bath with low level access, low level WC and pedestal wash hand basin.



Garage

Up and over door to front. Boiler. Power and light. Rear access door.

Outside

Front: Gravelled frontage with mature hedges and planting. Block paved driveway leading to the garage.

Rear: Laid to lawn with mature planting and patio area. Outside tap.

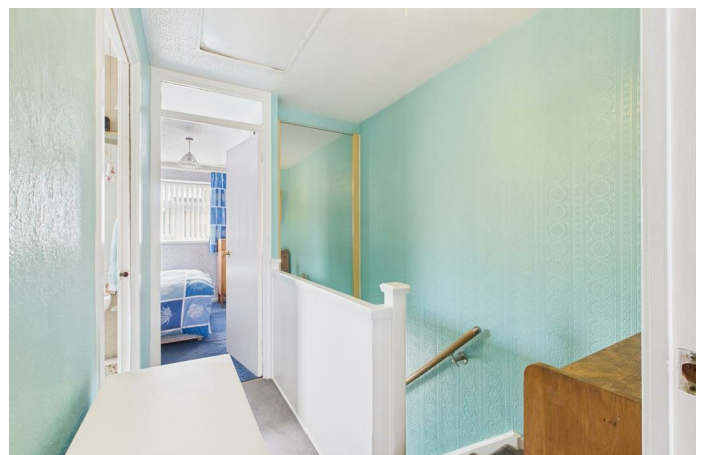
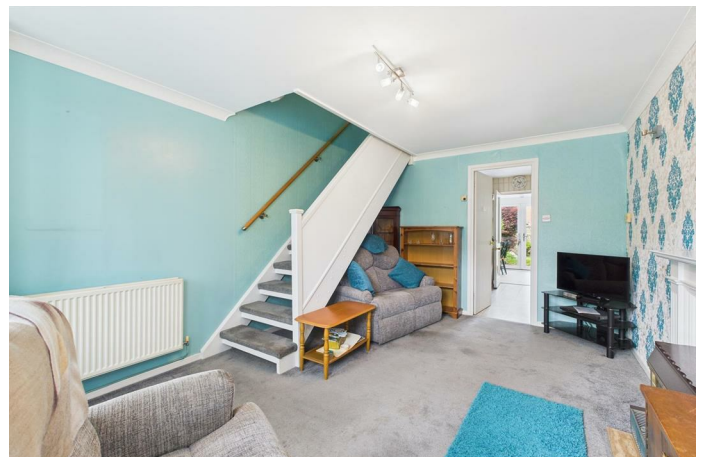
Tenure

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾

67.8 m²
729 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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 and 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