



41 Wythall Road
Halesowen, B63 4QR

Offers In The Region Of £275,000

Property Description

We're pleased to bring to market this three bedroom, semi detached style property, on the sought after Wythall Road estate in B63 Halesowen. Ideally located within the catchment area for local, popular schooling.

Requiring some updating and modernising throughout, this property is briefly comprising of; spacious entrance hall, L shaped lounge/diner, fitted kitchen, landing, three bedrooms and upstairs house bathroom.

The property also benefits from off road parking to the front, an integral garage and a spacious rear garden. Offering no upward chain and ready to view immediately.

EPC - D / CT Band - C

Approach

The property is met on the bend with Kenswick Drive and is next to Clent House Apartments. Tarmacked driveway with small decorative border with Cotswold chippings, allowing off road parking for up to two vehicles comfortably, leading to front and side door access.

Entrance Hall

Window to front. Door into L shaped lounge/diner and built in storage available. Stairs leading to first floor accommodation with under stairs recess available. Alarm controls installed.

L Shaped Lounge/Diner

Electric fire installed with surround. French patio doors opening out into the rear garden. Window to side with door leading to fitted kitchen. Coving.

Fitted Kitchen

Good range of eye and low level units incorporating: 1/2 resin sink and drainer unit, built in electric hob with fitted extractor over, integral electric double oven and grill and an integral dishwasher. Partly tiled walls with tiled flooring. Windows to rear and side. Door into side entry.

Side Entry

Polycarbonate roof installed over. Through access to front and rear of the property.

Landing

Loft access available. Built in store. Doors leading to all upstairs rooms.

Bedroom One

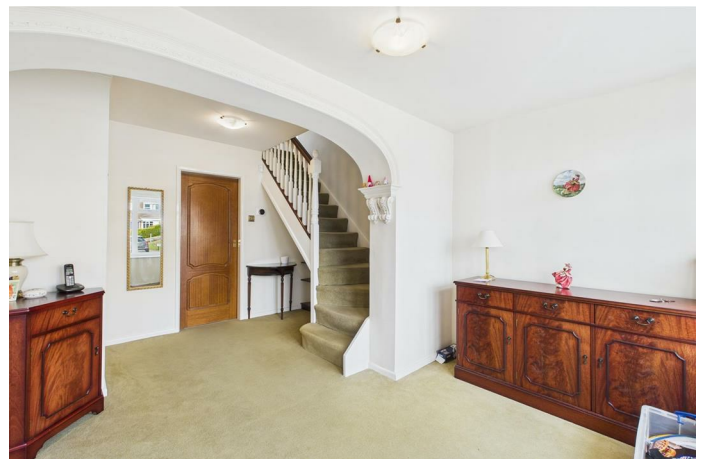
Fitted wardrobes and drawer units installed. Window to rear.

Bedroom Two

Window to front.

Bedroom Three

Fitted wardrobes installed. Window to rear.



House Bathroom

Four piece bathroom suite comprising of; panelled bath, separate single shower cubicle with mains fed shower unit installed, vanity unit wash hand basin and low level flush WC. Partly tiled walls and vinyl flooring. Window to front.

Garage

Up and over door to front. Housing boiler and having plumbing for a washer installed.

Rear of the Property

Slabbed dining patio area with steps leading up to the garden mainly laid to lawn, with some shrubbery on its borders.

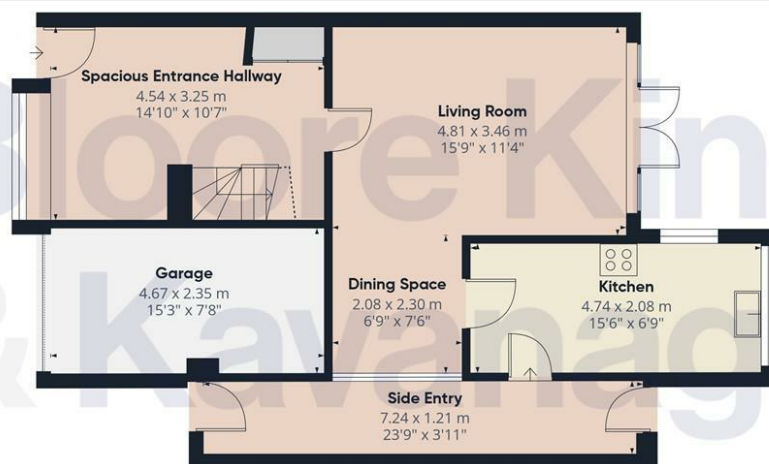
Freehold

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾

104.4 m²
1124 ft²

Reduced headroom

0.8 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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