



79 Witley Avenue
Halesowen, B63 4DT

Offers In The Region Of £260,000

Property Description

A perfect opportunity to purchase this traditional three bedroom, semi detached style property, in a sought after B63 location. Within walking distance to local primary schooling, frequent transport links and convenient amenities.

An ideal project for any buyers looking to mark their own stamp on the property. Briefly comprising of; entrance hall, lounge, extended kitchen/diner, separate downstairs WC, garage, landing, three bedrooms and an upstairs wet room.

To the rear of the property is a recently landscaped enclosed rear garden. It really needs to be viewed to appreciate what it has to offer. A beautiful, spacious area for the family to enjoy. Call today to arrange a viewing.

EPC - D / CT Band - C

Approach

Tarmacked driveway with block paved border edging, offering off road parking for three vehicles comfortably. Access to front and garage via up and over door.

Entrance Hall

Stairs leading to first floor accommodation. Doors to lounge and extended kitchen/diner.

Lounge

Window to front.

Extended Kitchen/Diner

Built in understairs cupboard housing consumer unit and electric meter. Having some low level units installed incorporating: 1 stainless steel sink bowl, recess and installation for a freestanding gas cooker, plumbing for a dishwasher and recess for other freestanding kitchen appliances. Windows to rear and side, with access via side into rear garden. Internal door into:

Garage

Up and over door to front and rear access door available. Velux window installed. Plumbing for a washing machine and recess for a tumble dryer. Door into:

Downstairs WC

Low level flush WC installed. Window to side.

Landing

Loft access available. Window to side. Doors to all upstairs rooms.

Bedroom One

Window to front.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.



Upstairs Wet Room

Three piece suite comprising of; shower enclosure with an electric shower unit installed, wash hand basin and low level flush WC. Partly tiled walls and vinyl flooring. Windows to rear and side. Built in airing cupboard housing combi boiler.

Rear of the Property

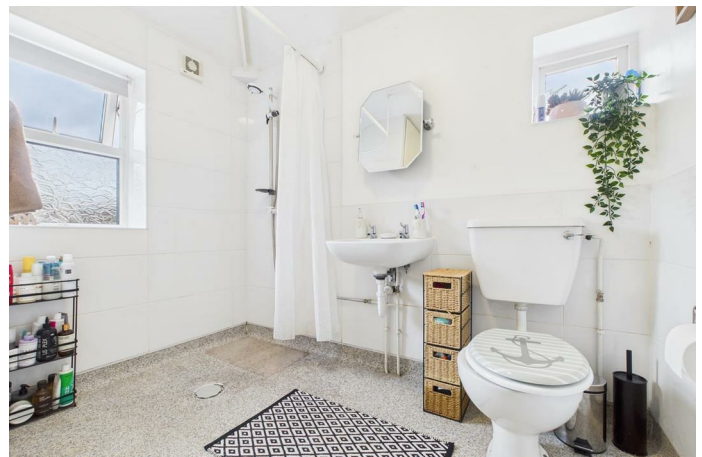
Slabbed dining patio area with sleeper steps with Cotswold chippings leading up to the main garden mainly laid to fresh lawn. Raised sleepers on its borders is ideal for planting plants and shrubbery.

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⁾
95.1 m²
1025 ft²

(1) Excluding balconies and terraces

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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