



11 Tregarron Road
Halesowen, B63 2JS

£250,000

The Property

A fantastic opportunity to purchase this three bedroom DETACHED PROPERTY in a great location close to local amenities.

In need of a little updating this lovely family home benefits from gas central heating, majority double glazing and briefly offers: porch, entrance hall, lounge with patio doors to the garden, dining room, fitted kitchen, landing, three bedrooms, family bathroom and garage.

To the front of the property is a garden to lawn with off road parking leading to the garage. To the rear is an enclosed SOUTH FACING garden laid mainly to lawn with seating area and side access gate.
Council Tax Band: C, EPC D

Porch

French doors to front.

Entrance Hall

Door and window to front. Stairs to first floor with understairs storage. Laminate flooring.

Lounge

Patio doors to garden. Gas fire with brick surround. Coving.

Dining Room

Window to side and rear. Door to garage and kitchen.

Kitchen

Window and door to side. A good range of eye and low level units incorporating: sink and drainer, space for a washing machine, cooker and fridge. Tile flooring.

Landing

Window to side. Access to partially boarded loft space with light and ladder. Airing Cupboard

Bedroom One

Window to rear. Freestanding wardrobe.

Bedroom Two

Window to rear.

Bedroom Three

Window to front. Freestanding wardrobe and fitted desk.

Bathroom

Window to side. Four piece suite comprising: panelled bath, shower cubicle, vanity unit wash hand basin and low level WC. Fully tiled walls and chrome heated towel rail.

Garage

Front opening metal doors. Window to side. Power and light. Vaillant gas boiler. Fuse box.,



Outside

FRONT: Tarmac driveway and garden laid to lawn. Side access gate.

REAR: Enclosed garden laid to lawn with seating area and greenhouse.

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[®]
 98.1 m²
 1056 ft²

(1) Excluding balconies and terraces

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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