



Bloore King & Kavanagh

Sales & Lettings



14 Meadow Road
Halesowen, B62 8NJ

Offers In The Region Of £240,000

A well presented and updated three bedroom semi detached family home in the quiet cul de sac location with large rear garden.

This lovely family home benefits from double glazing, gas central heating and briefly comprises: entrance hall, lounge, kitchen diner, lobby, DOWNSTAIRS WC, sunroom, landing, three bedrooms and a family bathroom. To the front of the property is off road parking and side access. To the rear a large garden laid to lawn, with seating area and summer house. EPC C, Council Tax Band B.

Entrance Hall

UPVC door to front and stairs to first floor. Door to lounge.

Lounge

Window to front and understairs storage cupboard with fuse box. Laminate flooring.

Kitchen Diner

Window to rear and door to lobby. Contemporary range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, space for a washing machine, fridge freezer and cooker. Vinyl flooring.

Lobby

Door to WC and Sun room.

Separate WC

Low level WC.

Sun Room

Door to garden.

Landing

Window to side and access to partially board loft space with ladder.

Bedroom One

Window to front.

Bedroom Two

Window to rear and airing cupboard.

Bedroom Three

Window to rear.

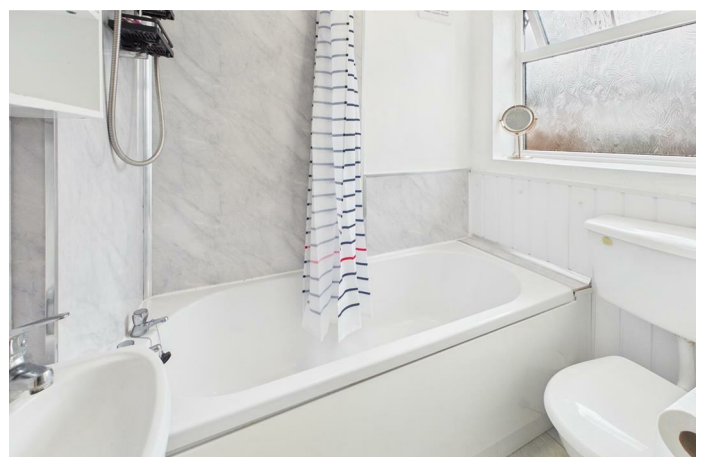
Bathroom

Window to side. Three piece suite comprising: Panelled bath with Triton electric shower over, vanity unit wash hand basin and low level WC.

Outside

FRONT: Paved parking area with side access.

RRAR: Large garden laid to lawn with seating area and summer house/shed. Far reaching views.



Freehold

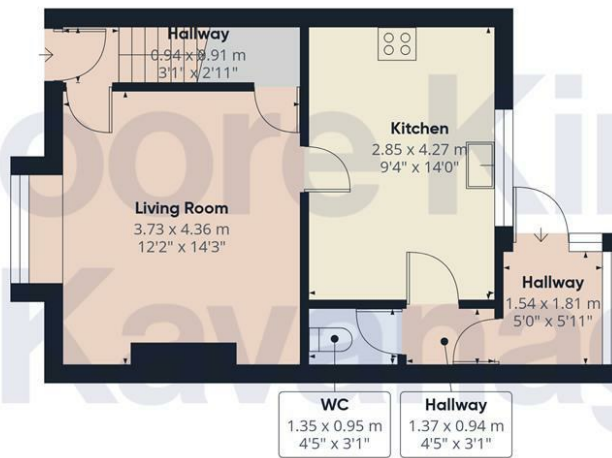
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

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⁾
71.4 m²
768 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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