



# Bloore King & Kavanagh

Sales & Lettings



**18 The Infield**  
Halesowen, B63 2TF

**Offers In The Region Of £270,000**

A well presented FOUR BEDROOM town house with GARAGE in this quiet cul de sac location close to local amenities.

This lovely property benefits for double glazing, gas central heating and briefly offers: entrance hall, kitchen, downstairs cloakroom, lounge diner with French doors to the garden, landing, two bedrooms and a family bathroom, a further staircase leading to the master bedroom with ensuite shower room and fourth bedroom.

To the rear of the property is a enclosed garden with patio area and gate leading to the parking area and single garage. EPC: C, Council Tax band C.

### **Entrance Hall**

Door to front and all ground floor rooms. Understairs cupboard and wooden flooring. Stairs to first floor.

### **Kitchen**

Window to front. Good range of eye and low level units incorporating: stainless steel sink and drainer, gas hob with extractor hood over, electric oven, space for a washing machine and fridge freezer. Tile flooring. Wall mounted gas boiler.

### **Cloakroom**

Two piece suite comprising: low level WC and pedestal wash hand basin. Tile flooring.

### **Lounge Diner**

Windows and french doors to the garden. Wall mounted electric fire and wooden flooring.

### **Landing**

Window to front and stairs to second floor.

### **Bedroom Two**

Window to rear.

### **Bathroom**

Three piece suite comprising: panelled bath with mains fed shower and screen, pedestal wash hand basin and low level WC. Chrome heated towel rail and tiled flooring.

### **Bedroom Four**

Window to front.

### **Landing**

Airing cupboard housing water tank.

### **Master Bedroom**

Two windows to rear and door to:

### **Ensuite Shower Room**

Three piece suite comprising: fully tile shower cubicle, pedestal wash hand basin and low level WC. Tiled flooring.

### **Bedroom Three**

Two windows to front.



## Garage

Garage located in a separate block to the rear of the property. Up and over door to front, power and light. Leasehold property - 999 years from 1.1.2007 - Service charge £250 pa. Parking space in front.

## Outside

FRONT: Hard landscaped beds and bin store.

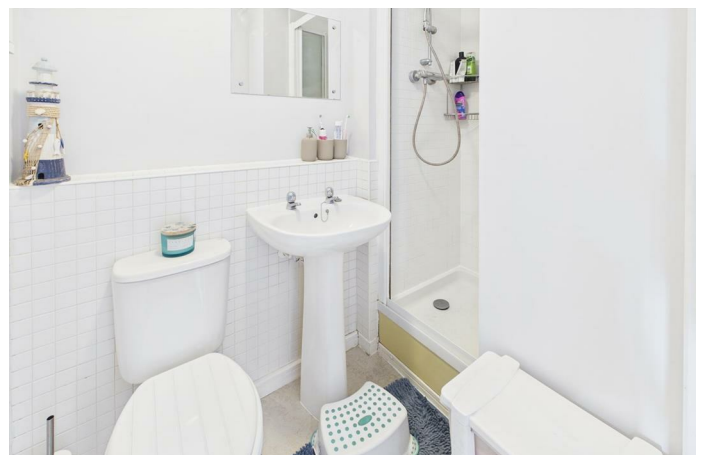
REAR: Enclosed rear garden with astro turf and a decked seating area. Rear access gate leading the garage and parking space.

## 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. Garage is a leasehold property - 999 years from 1.1.2007 - Service charge £250 pa.

## 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.





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