



40 Hilston Avenue
Halesowen, B63 4BT

Offers In The Region Of £280,000

Property Description

A traditional three bedroom, semi detached style property benefitting from recent refurbishment, including fresh new decor and new carpets throughout.

Based in a popular and convenient cul-de-sac location, this property is briefly comprising; entrance hall, spacious lounge, fitted kitchen, three bedrooms and upstairs bathroom. Benefitting from gas central heating and double glazing throughout, off road parking to the front and an INTEGRAL GARAGE.

A lovely well maintained enclosed garden to the rear of the property. Just a short commute to Halesowen town Centre. Offering no upward chain and available to view immediately.

EPC - D / CT Band - C

Approach

Tarmacadam drive to the front, small area with shale chippings offering off road parking for one vehicle. Side access available.

Entrance Hall

Stairs leading to first floor accommodation. Built in recess with window to front. Door leading into:

Spacious Lounge

Electric fire installed with marble surround. Coving. Sliding patio door to rear. Door into:

Fitted Kitchen

Window and access to rear. A range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, freestanding gas cooker, integral fridge and a separate integral freezer and plumbing for a washing machine. Partly tiled walls and vinyl flooring laid.

Landing

Loft access available with window to side. Doors to all upstairs rooms.

Bedroom One

Window to rear.

Bedroom Two

Window to front. Built in wardrobe storage.

Bedroom Three

Window to rear.

Bathroom

Three piece bathroom suite comprising; corner bath with electric shower over, pedestal wash hand basin and low level flush WC. Heated towel rail. Fully tiled walls. Vinyl flooring with window to rear. Built in over stairs storage housing combi boiler.



Garage

Up and over door to front. Power/light installed and housing meters.

Rear of the Property

Slabbed patio on entry with slabbed pathway leading to the rear of the garden. Laid to lawn mainly with 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.





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