



131 Narrow Lane
Halesowen, B62 9NX

Asking Price £227,500

The Property

A great opportunity to purchase this well presented THREE BEDROOM, END TERRACED style property with a garage, in this popular B62 location, within easy reach of Rowley Regis Train Station. ***NO UPWARD CHAIN***

This lovely family home has gas central heating, double glazing and briefly comprises: porch, entrance hall, spacious lounge with a sliding patio door to the garden, kitchen with pantry cupboard, three bedrooms, family bathroom and an integral garage.

To the front of the property is a tarmac driveway with lovely gardens to the side and frontage. A side gate give access to the rear garden with lawn, shed and patio seating area. EPC - D / CT Band - C

Location

The property is located within the popular B62 area on the outskirts of Halesowen and Rowley Regis Town Centres. Rowley Regis Train Station is close by giving access to Birmingham City and there are also excellent bus links a short distance away.

Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre. Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network. There are excellent schools, shops and amenities all within easy reach of the property.

Porch

Window to front and side and tiled floor.

Entrance Hall

Window to side. Stairs to first floor and useful cloaks cupboard.

Lounge

3.36m x 5.24m

Patio doors to rear.

Kitchen

2.11m x 4.28m (6'11" x 14'0")

Window to rear and door to side. Good range of high and low level units incorporating: 1 1/2 bowl sink and drainer, space for a washing machine and oven. Storage cupboard.

Landing

Access to loft. Airing cupboard housing gas boiler.

Bedroom One

3.00m x 4.21m (9'10" x 13'9")

Window to rear.

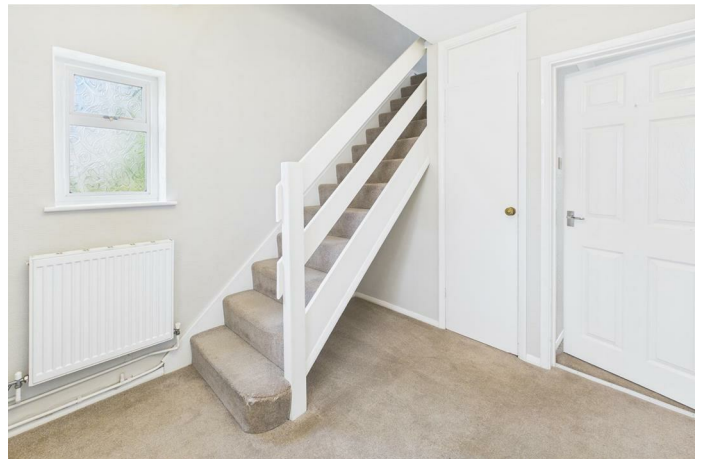
Bedroom Two

2.48m x 3.74m (8' 2" x 12' 3") Window to front.

Bedroom Three

2.64m x 2.89m (8'7" x 9'5")

Window to front.



Bathroom

Window to rear. Four piece suite comprising panelled bath, fully tiled cubicle, vanity unit wash hand basin and low level WC.

Outside

FRONT: Tarmac driveway with lovely side garden laid to lawn. Side access gate leads to the rear garden.

REAR: Fully enclosed rear garden laid to lawn with patio area and garden shed.

Garage

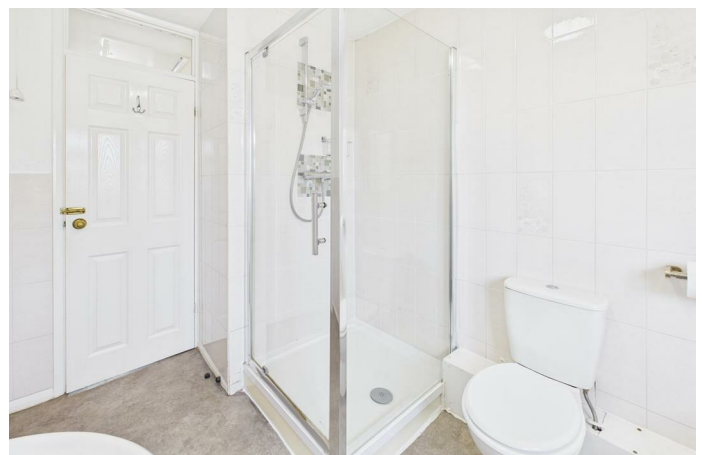
Up and over door to the front.

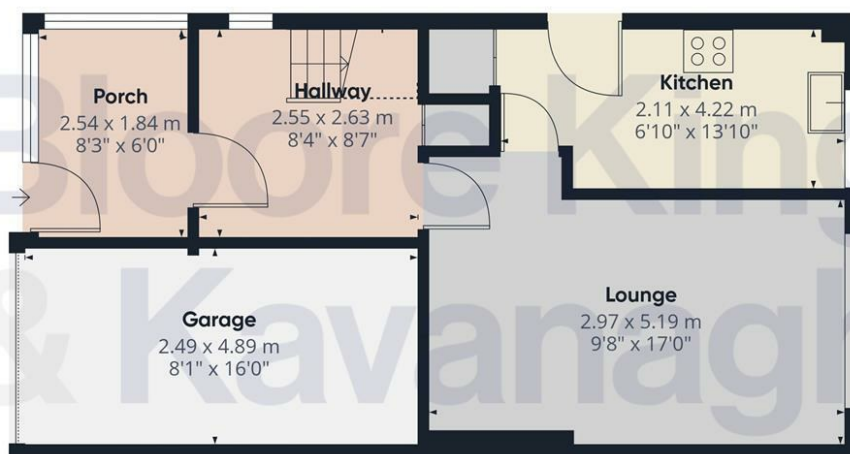
Tenure

We are advised by the vendor that the property is freehold. The title includes restrictive covenants. Details are available from the BKK office on 0121 550 4151 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.

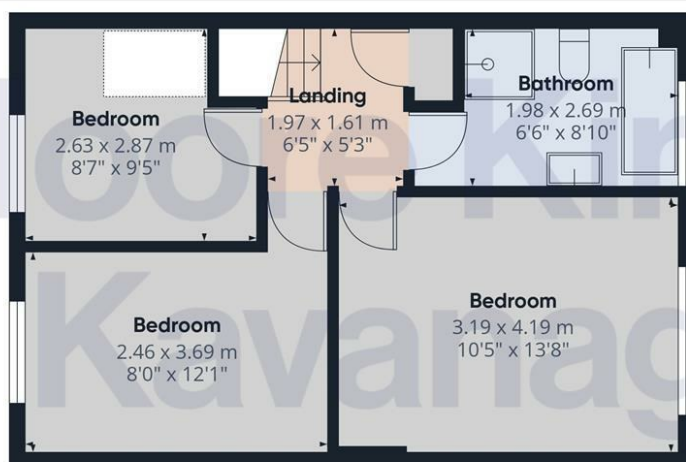
Brochure Declaration

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⁾

87.9 m²
945 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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