



15 Century Way
Halesowen, B63 2TQ

Offers In The Region Of £245,000

Property Description

This three bedroom, three storey home boasts high quality and move in ready accommodation at a popular residential address. Benefitting from two allocated parking spaces to the rear within a communal parking area.

This property is briefly comprising of entrance hall, kitchen, downstairs WC and lounge. First floor accommodation is comprising of house bathroom and bedrooms two and three. Finally, the second floor accommodation is comprising of the master bedroom with wardrobe space and an en-suite shower room. Gas centrally heated and double glazed throughout.

To the rear of the property is a well maintained, enclosed rear garden. This property is definitely a MUST SEE and is offering NO UPWARD CHAIN. EPC - C / CT Band - C.

Approach

Built in outside store cupboard housing meters. Slabbed pathway leading to:

Entrance Hall

Stairs leading to first floor accommodation. Doors to kitchen, downstairs WC and lounge. Under stairs store available. Laminate flooring.

Kitchen

A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill, four ring gas hob and extractor hood over, dual plumbing for both a washing machine and a dishwasher and recess for a tall freestanding fridge freezer. Window to front. Boiler housed on front wall. Vinyl flooring. Partly tiled walls.

Downstairs WC

Low level flush WC and pedestal wash hand basin installed. Laminate flooring.

Lounge

Wall mounted electric fire installed. French patio doors to rear.

First Floor Landing

Window to front. Carpeted throughout. Doors to bedrooms two and three and house bathroom.

Bedroom Two

Window to rear. Fitted wardrobes installed with sliding mirrored fronted doors.

Bedroom Three

Window to front.

House Bathroom

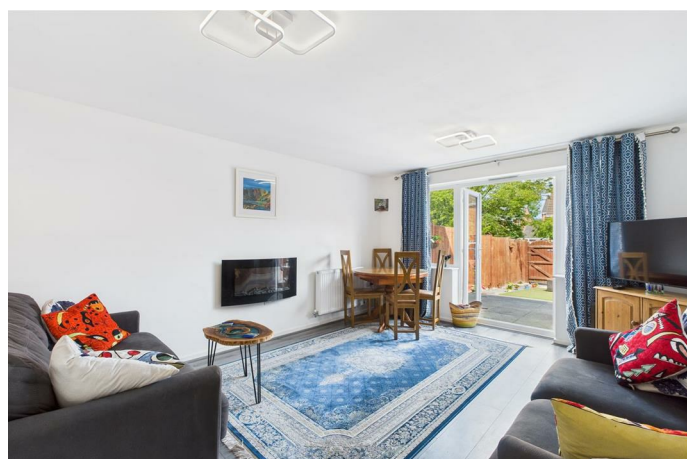
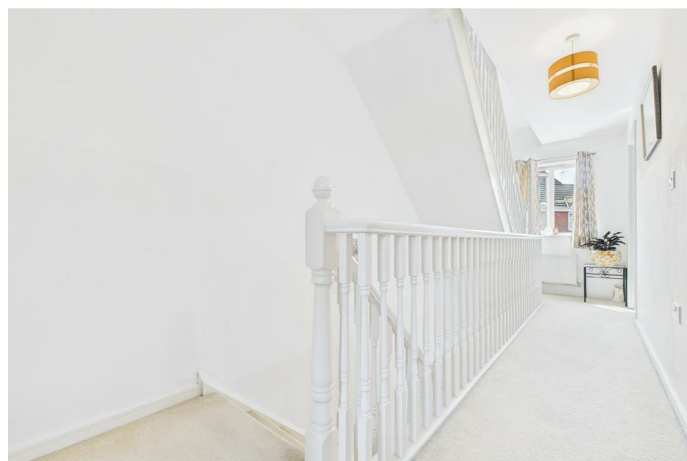
Three piece bathroom suite comprising of; paneled bath with electric shower over, low level flush WC and pedestal wash hand basin.

Second Floor Landing

Door into:

Master Bedroom

Two Velux windows installed. Built in storage available with fitted wardrobes with sliding mirrored fronted doors adjacent. Loft access available. Door into:



En Suite Shower Room

Velux windows installed. Three piece suite comprising of; separate double shower cubicle with an electric shower unit installed within, low level flush WC and a pedestal wash hand basin.

Rear of Property

With slabbed patio, Astroturf lawn, beds with various plants and shrubs and all with fencing to enclose. Access via gate to rear to communal parking, entry off of the Infield.

Associated Costs

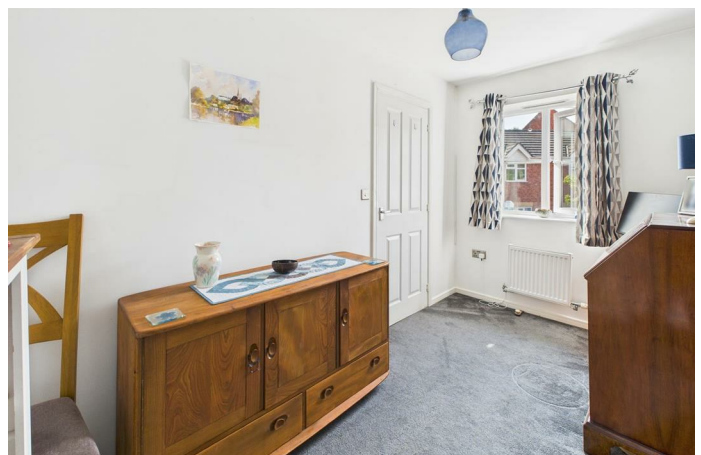
We have been notified by the vendor that there is a charge of £100.00 per annum, per parking space, for the two allocated parking spaces to the rear of the property.

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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