



**49 Talbot Street**  
**Halesowen, B63 2TD**

**Asking Price £235,000**



## Property Description

We're pleased to bring to market this traditional three bedroom, semi detached style property, within walking distance to transport links, amenities and offering a convenient walkthrough to Windmill Hill.

Offering a significant driveway to the front, suitable for off road parking for several vehicles and briefly comprising of; entrance hall, front and rear reception rooms, kitchen, side utility, three bedrooms and upstairs bathroom.

The property also benefits from a garage and a well maintained, enclosed garden to the rear. Ideal catchment location for sought after primary schooling. EPC - C / CT Band - C

## Porch

Sliding door to front. Door into:

## Entrance Hall

Spacious entrance with stairs leading to first floor accommodation. Doors to front & rear reception rooms and kitchen.

## Front Reception Room

Window to front. Log burner installed within brick surround/recess. Coving.

## Rear Reception Room

Sliding door to rear. Gas fire installed with wooden surround. Coving.

## Kitchen

A well maintained kitchen space with majority base units installed incorporating: 1 1/2 stainless steel sink and drainer unit and a freestanding gas cooker with grill compartment. Window to rear and access to utility area via side door. Understairs pantry. Tiled flooring. Boiler housed within kitchen.

## Utility Area

Window to rear, and additional window to side and access via side door to the rear garden. Plumbed for an automatic washing machine and having wall units installed over. Recess for a tall freestanding fridge freezer.

## Landing

Window to side. Loft access available with integrated ladder. Partly boarded throughout. Doors to all upstairs rooms.

## Bedroom One

Coving. Window to front. Fitted wardrobes.

## Bedroom Two

Coving. Window to rear.





### Bedroom Three

Coving. Window to front.

### Bathroom

Four piece bathroom suite comprising of; bath with mixer shower attachment over, low level flush WC, pedestal wash hand basin and separate single shower cubicle with mains fed shower unit installed. Tiled throughout with a heated towel rail installed. Window to rear. Vinyl flooring.

### 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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