



Bloore King & Kavanagh

Sales & Lettings



6 The Drive
Halesowen, B63 4NT

Offers Over £340,000

Entrance Hall

Stairs leading to first floor accommodation. Laminate flooring throughout with opening into 2nd inner hallway and with doors leading to lounge, refitted kitchen breakfast room and first bedroom.

Inner Hallway

Built in storage available. Doors to bathroom and second bedroom.

Lounge

Window to side. Newly carpeted throughout. Coving. Open fire installed with wooden surround. Double doors opening into:

Conservatory

Newly carpeted throughout. Doors to either side offering access to the side and rear of the property. Windows to rear and side.

Refitted Kitchen Breakfast Room

Window to rear. A beautiful range of eye and low-level units incorporating: 1 1/2 resin sink and drainer unit, built in gas hob with extractor hood built over, integral electric double oven and grill, built in fridge freezer and an integral dishwasher. Partly tiled walls and laminate flooring. Central island installed ideal for breakfast/dining options. Door into:

Converted Garage Room

A perfect 'working from home' office space or potential to be used as an additional bedroom and/or reception room. Built in store cupboards housing meters. Window to front and door into:

Utility Room

Window and access to side of property. Eye and low-level units installed incorporating a sink. Plumbed for automatic washing machine and recess for a tumble dryer. Built in cupboard housing boiler.

Bedroom One

Window to front. Built in wardrobe cupboard storage available.

Bedroom Two

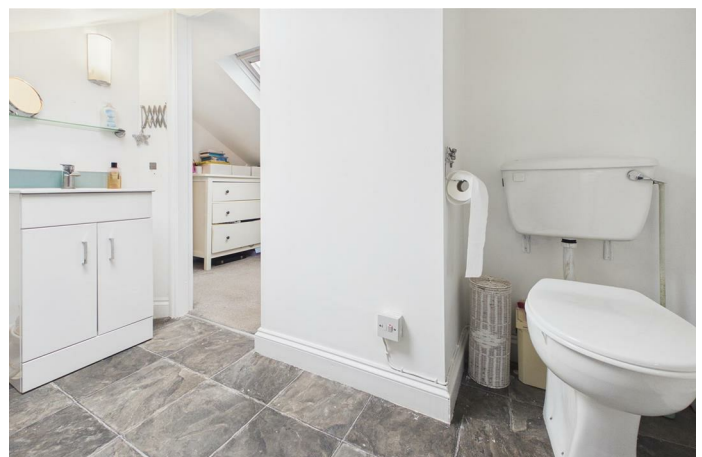
Window to front. Built in wardrobe cupboard storage available.

Bathroom

Four piece bathroom suite comprising of; low-level flush WC installed, vanity unit wash hand basin, bath and a separate double shower cubicle with mains fed shower unit installed. Fully tiled walls and tiled flooring throughout. Windows to side. Heated towel rail also installed.

Additional Loft Room

A fantastic large space ideal for additional living, benefitting from multiple storage cupboards available into the eaves. Velux windows installed throughout to the roof.



Separate WC

Storage built into eaves. Vinyl flooring with bullseye window to front. Low level flush WC and vanity unit wash hand basin installed.

Rear of Property

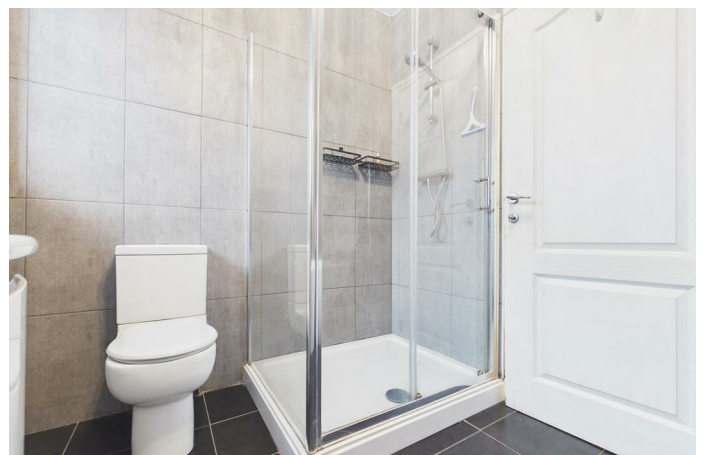
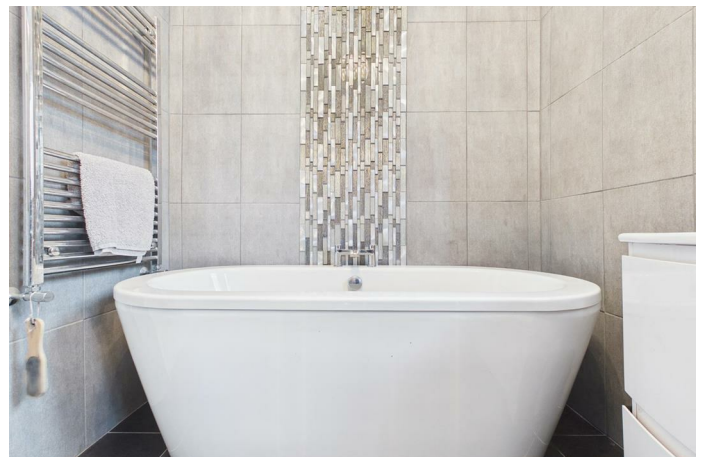
An enclosed space built over two tiers mainly laid to lawn, with steps and a slabbed pathway leading to the very bottom of the garden. A small slabbed dining patio area is available on entry from the utility room and/or conservatory. Additional side access with benefits of ample storage available from the rear spanning under 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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