



Bloore King & Kavanagh

Sales & Lettings



21C Mount Street
Halesowen, B63 4NU

Asking Price £205,000

Entrance Hall

Laminate flooring laid. Stairs leading to first floor accommodation. Doors into downstairs WC, fitted kitchen and lounge.

Downstairs WC

Low level flush WC installed with a pedestal wash hand basin. Window to front.

Fitted Kitchen

Good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric hob with extractor hood over, integral electric oven/grill, recess for a tall freestanding fridge freezer and plumbing for a washer. Window to front. Housing boiler on side wall in wall cupboard. Partly tiled walls and tiled flooring.

Lounge

Laminate flooring laid. Sliding door to rear of property. Built in under stairs cupboard available.

Landing

Doors to all upstairs rooms.

Bedroom One

Window to rear.

Bedroom Two

Window to front.

Bathroom

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

Rear of Property

Decked on entry leading down to garden mainly laid to lawn with matured shrubbery on its borders. Shared side access available.

Allocated Parking

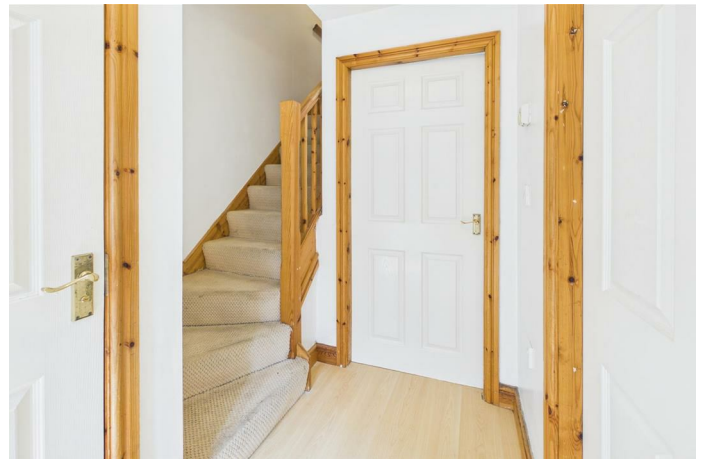
The property benefits from one allocated parking space just off Hollyberry Close.

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

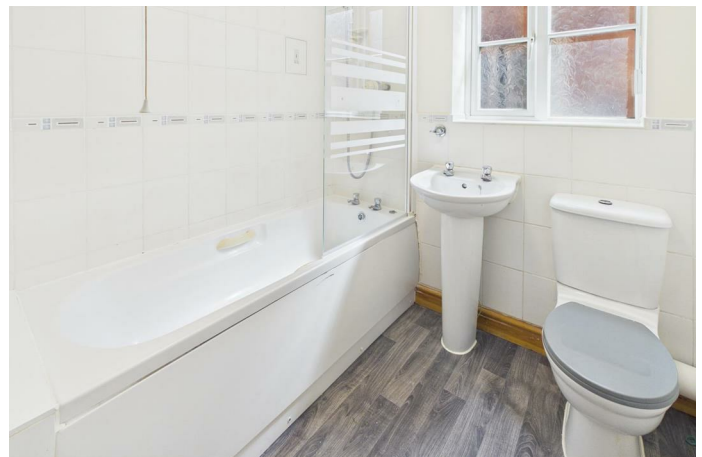
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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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