



**32 Summerfields Avenue**  
Halesowen, B62 9NW

**Asking Price £285,000**

## Property Description

In the desirable location of Summerfields Avenue, Halesowen, this charming three-bedroom semi-detached house offers a perfect blend of traditional character and offers endless potential for personalisation and improvement.

Benefitting from a newly installed roof, the property boasts entrance porch, entrance hall, two spacious reception rooms, kitchen, sunroom, downstairs Wc, three bedrooms and an upstairs refitted wet room. The large garage space adds to the practicality of the home, offering potential for storage or even a large workshop.

Parking is a breeze with space available for up to three vehicles, making it convenient for families or guests. The location is particularly appealing, situated within an excellent catchment area for Hurst Green Primary School, making it a perfect choice for families with children.

Offering no upward chain. EPC - D / CT Band C

## Approach

Tarmacked driveway with block paved edging borders. Raised flower bed to front, with access to the entrance porch and through to the garage via the up and over door.

## Entrance Porch

Windows to front and side. Vinyl flooring. Door into:

## Entrance Hall

Window to front. Stairs leading to first floor accommodation. Understairs storage available with window to side, housing electric and gas meters and consumer unit. Doors to both reception rooms and kitchen.

## Front Reception Room

Gas fire installed with wooden surround. Coving. Window to front.

## Rear Reception Room

Gas fire with surround. Coving. Sliding door into:

## Sunroom

Patio door to rear. Vinyl flooring. Step up and door into:

## Kitchen

Good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, freestanding cooker installed and plumbing for a washer. Security alarm system controls installed on wall. Partly tiled walls and vinyl flooring. Door leading into rear vestibule.

## Rear Vestibule

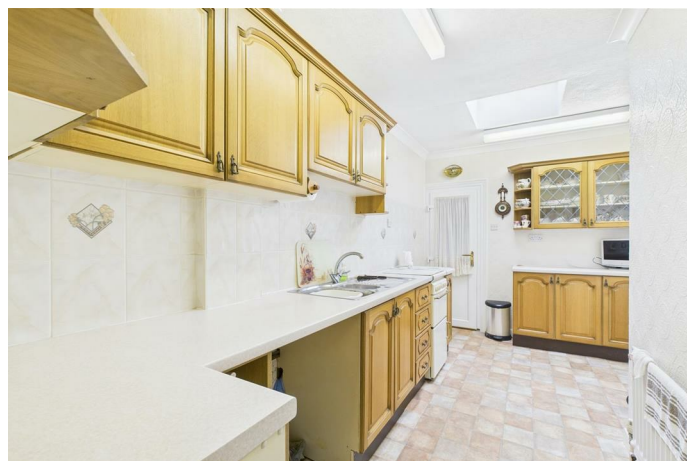
Door into downstairs WC and step leading down to garage.

## Downstairs WC

Low level flush WC installed. Window to rear.

## Garage

Power/lights installed. Up and over door to front and rear access available. Window to rear. Housing ideal combi boiler on side wall.



### **Landing**

Loft access available. Window to side. Doors to all upstairs rooms.

### **Bedroom One**

Window to front. Fitted wardrobes installed.

### **Bedroom Two**

Window to rear. Fitted wardrobes and drawer units installed.

### **Bedroom Three**

Window to front.

### **Refitted Wet Room**

Vinyl flooring and partly tiled walls. Window to rear. Electric shower installed within shower area, low level flush WC installed and a wash hand basin.

### **Rear of Property**

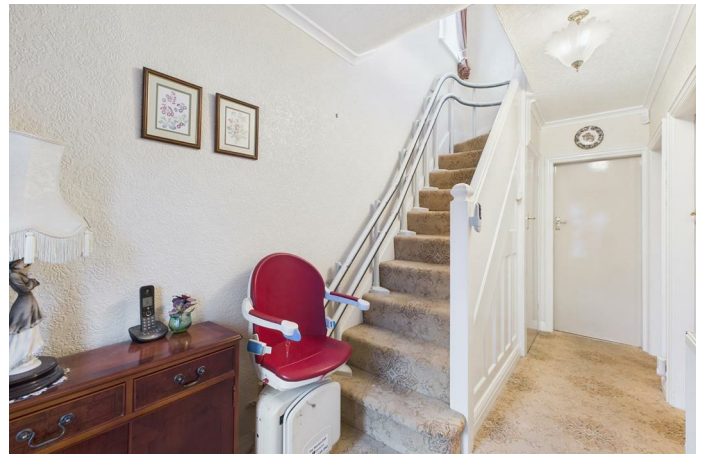
Paved patio area on entry with the garden mainly laid to lawn, with well maintained shrubbery on its borders. Paved pathway leads down to a second mosaic laid dining patio area with access to two sheds installed at the rear.

### **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.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
107 m<sup>2</sup>  
1152 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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