



# Bloore King & Kavanagh

Sales & Lettings



**18 Clifton Road**  
Halesowen, B62 9HB

**Offers In The Region Of £295,000**

## The Property

A very well presented THREE BEDROOM semi-detached property in a great location on the outskirts of Halesowen and Rowley close to local amenities and with Rowley Regis Train Station less than a mile away.

This lovely family home has gas central heating, double glazing and briefly comprises: entrance hall, lounge, dining room, kitchen, playroom, downstairs wet room, three bedrooms and family bathroom.

To the front is a block paved driveway providing ample off road parking and there is a fully enclosed garden to the rear EPC: C // Council Tax Band: B

## Location

The property is in an excellent location on the outskirts of Halesowen and Rowley Regis. The towns of Halesowen and Rowley Regis are close by with plenty of shops, amenities, schools and excellent transport links. Rowley Regis train station is less than a mile away from the property giving access to Birmingham City Centre.

## Entrance Hall

Door to front. Stairs to first floor and laminate flooring.

## Lounge

Window to front and laminate flooring.

## Kitchen

Window to rear. A lovely range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, 5 burner gas hob with feature extractor above and electric double oven. Integrated washing machine, microwave and fridge freezer. Laminate flooring.

## Playroom (Potential bedroom)

Converted from the garage this extremely useful room has laminate flooring and a window to the front. This has been used in the past as a bedroom utilising the downstairs wet room.

## Downstairs Wet Room

Window to side and rear. Three piece suite comprising: Vanity unit wash hand basin, low level WC, shower and chrome heated towel rail.

## Landing

Window to side and access to loft space.

## Bedroom One

Window to front and wardrobes.

## Bedroom Two

Window to rear.

## Bedroom Three

Window to front.



## Bathroom

Window to rear. Three piece suite comprising: Panelled bath, pedestal; wash hand basin and low level WC.

## Outside

FRONT: Block paved driveway providing ample off road parking.

REAR: Artificial lawn and patio seating area. Rear access gate.

## Tenure

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.





Approximate total area<sup>(1)</sup>  
92.4 m<sup>2</sup>  
994 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.  
GIRAFFE360

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