



42 Cranmoor Crescent
Halesowen, B63 3TD

Asking Price £215,000

Property Description

We're pleased to present this two bedroom, end terraced style property situated in a popular B63 postcode and within walking distance to Halesowen town Centre, frequent transport links and amenities.

Requiring refurbishment throughout, the property is briefly comprising of; porch, entrance hall, front and rear reception rooms, kitchen, side entry with additional store, two double bedrooms and an upstairs wet room.

Also benefitting from off road parking to the front and a spacious enclosed garden to the rear, and offering NO UPWARD CHAIN. EPC - C / CT Band - B

Approach

Off road parking via a tarmacked driveway to the front, suitable for at least two vehicles comfortably. Established shrubbery on its borders. Front door access via porch and access to side entry available.

Porch

Window to front and side. Door leading to:

Entrance Hall

Stairs leading to first floor accommodation. Doors to front and rear reception rooms and kitchen.

Front Reception Room

Window to front. Coving. Double doors opening into:

Rear Reception Room

Sliding door to rear. Coving. Brick built fireplace with gas fire installed.

Kitchen

Fully tiled throughout. Window to rear. Central heating boiler housed on wall. Base units installed with counter worktops incorporating: 1 1/2 stainless steel sink and drainer unit. Under stairs pantry available. Door leading to side entry.

Side Entry

Access from the front of the property through to the rear garden. Two internal doors installed allowing access into additional store and potential utility space. Window to front.

Landing

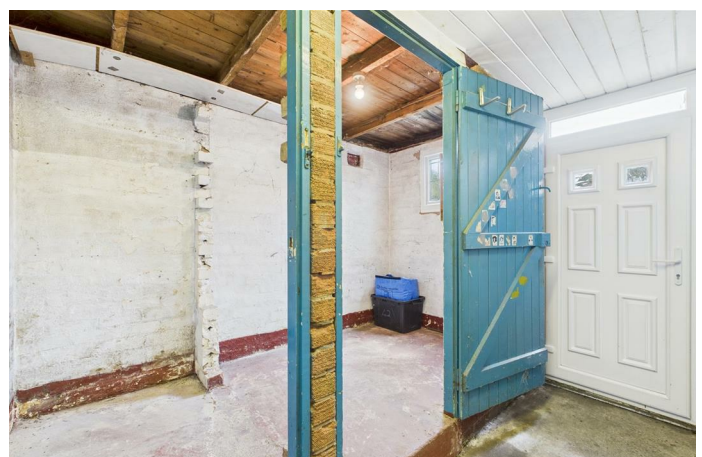
Doors leading to all upstairs rooms. Window to side.

Wet Room

Low level flush WC and wash hand basin installed. Electric shower installed within shower area. Window to rear. Walls tiled throughout.

Bedroom One

Window to front. Built in over stairs storage and freestanding wardrobes available.



Bedroom Two

Window to rear.

Rear of the Property

A spacious, enclosed rear garden mainly laid to lawn with established shrubbery on its borders. Shed installed to rear.

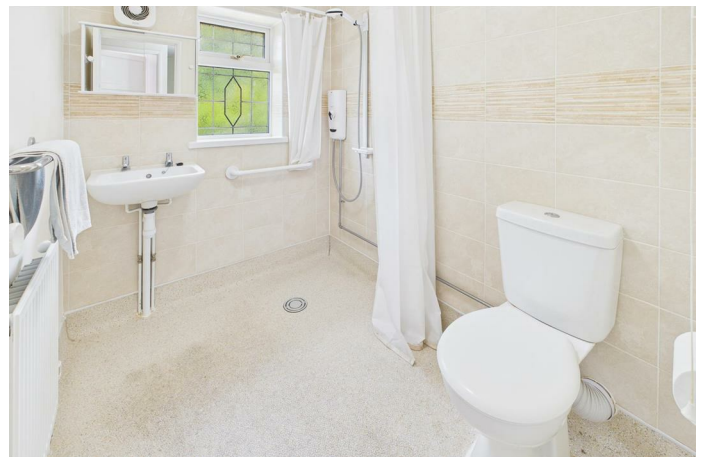
Freehold

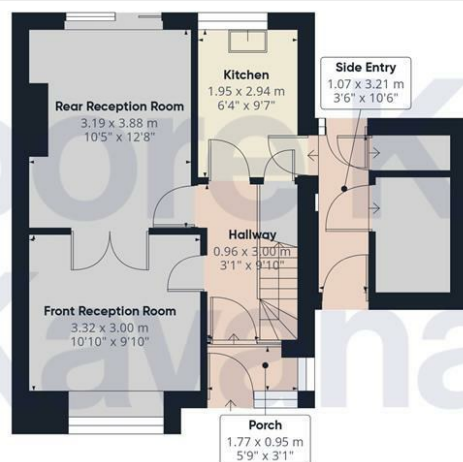
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

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⁽¹⁾
73.5 m²
792 ft²

(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements