



7 Short Street
Halesowen, B63 3UH

Offers In The Region Of £220,000

A very well presented THREE BEDROOM mid terraced property close to local shops, schools, doctors and other amenities.

This lovely property benefit's from gas central heating, double glazing and briefly offers: entrance hall, lounge, kitchen dining room, utility area, DOWNSTAIRS CLOAKROOM, landing, three bedrooms and a family shower room.

To the front of the property is a walled garden to the rear is a good size garden currently split into two with rear access gate. EPC: D, Council Tax: A.

Porch

UPVC door to front and tile flooring.

Entrance Hall

Stairs to first floor. Door to porch and lounge. Tile flooring. Feature panelling.

Lounge

3.923m x 5.06m into window (12'10" x 16'7" into window) Bay window to front. Gas fire with surround and coving.

Kitchen Diner

5.05m x 3.38m at widest point. (16'7" x 11'1" at widest point.)

Window and door to rear. Door to understairs cellaret. Good range of eye and low level units incorporating: ceramic sink and drainer, space for a range oven and fridge freezer. Coving and tile flooring.

Utility Area

3.39m x 2.1m (11'1" x 6'10")

Windows and door to garden. Door to cloakroom. Countertop with space for a washing machine and tumble drier. Worcester gas boiler installed 2022. Laminate flooring.

Cloakroom

1.07m x 1.346m (3'6" x 4'4")

Two piece suite comprising: low level WC and wash hand basin. Tile flooring and skylight.

Landing

Doors to all rooms and access to loft space, which is part boarded with light and detachable ladder. Freestanding wardrobe.

Bedroom One

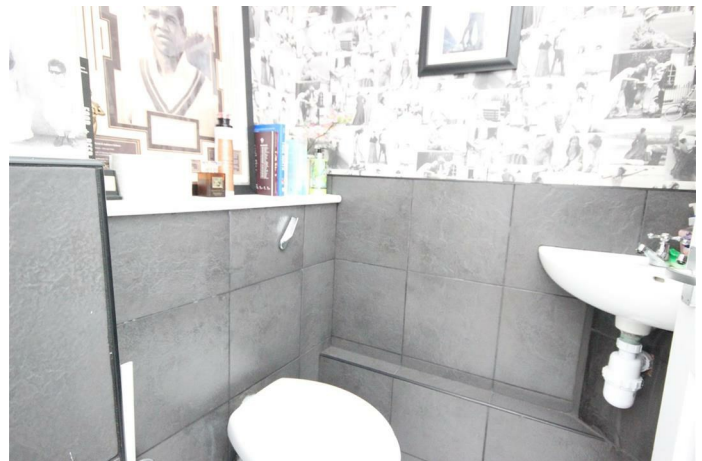
3.09m x 3.4m at widest point. (10'1" x 11'1" at widest point.)

Window to front and laminate flooring. Coving.

Bedroom Two

1.922m x 4.3m (6'3" x 14'1")

Window to front and laminate flooring. Coving.



Bedroom Three

2.435m x 2.329m (7'11" x 7'7")

Window to rear and laminate flooring. Freestanding wardrobe.

Shower Room

Window to rear. Contemporary three piece suite comprising: walk in double shower, vanity unit wash hand basin and low level WC. Heated towel rail. Tile flooring.

Outside

FRONT: Walled garden to front.

REAR: The garden is currently split into two parts.

TOP: A fully enclosed garden laid to lawn with rear access gate (access over neighbouring property), decked seating area, and further patio seating area.

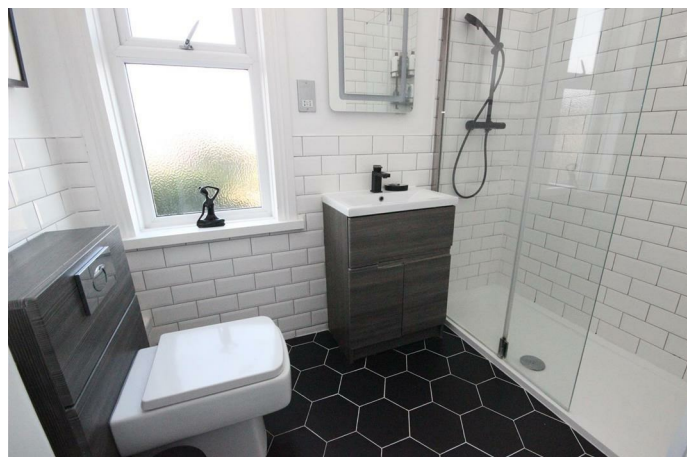
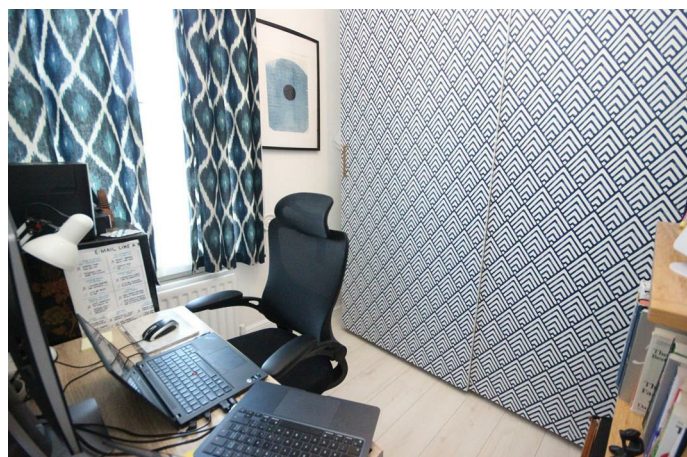
BOTTOM: An undeveloped garden with great potential.

Freehold

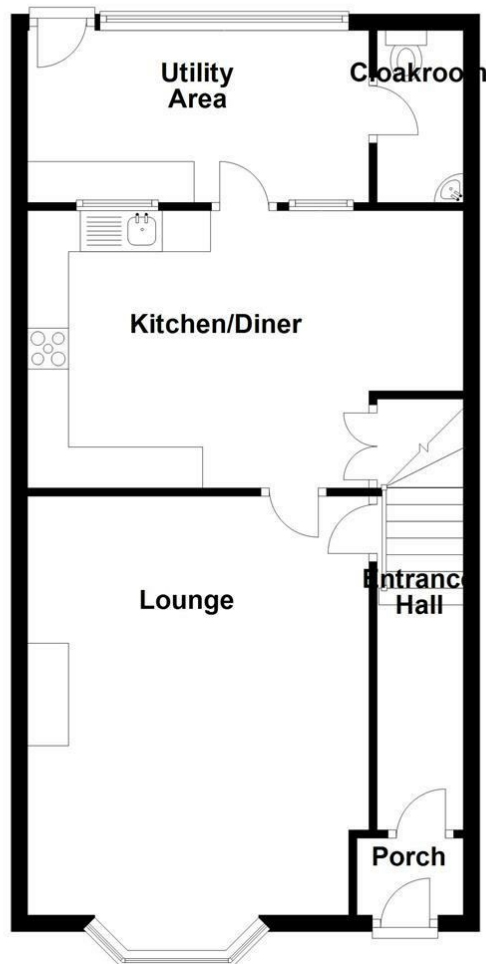
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

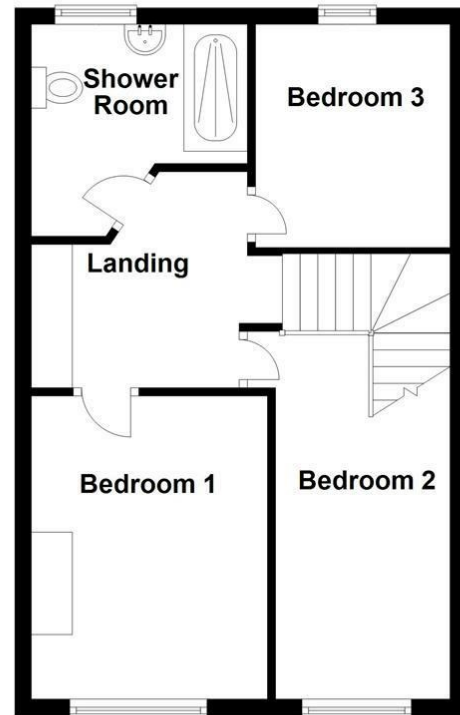
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture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



Ground Floor



First Floor



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