



5 Church Street
Halesowen, B62 9LG

Asking Price £199,000

Property Description

Three bedroom semi detached style property, in a ready to move into condition. Ideally located within walking distance to convenient amenities and transport links including Rowley Regis train station.

This property is briefly comprising of; front and rear reception rooms, fitted kitchen, utility area, shared side entry, downstairs bathroom and three bedrooms.

On street parking is available to the front with an enclosed garden to the rear. Available to view immediately. Offering no upward chain.

EPC - E / CT Band A

Front of Property

Steps leading up to front door access with a small front garden. Shared access via side entry also available.

Front Reception Room

Window and door to front. Wall mounted electric fire.

Rear Reception Room

Opening to kitchen and tile flooring. Stairs leading to first floor accommodation.

Fitted Kitchen

Window to rear and opening to utility room. Good range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer unit, five ring gas hob with extractor over, eye level double oven and grill, integral fridge and an integral freezer. Tiled throughout. Velux windows installed.

Tile floor.

Utility Area

Built in storage cupboard available. Plumbing for a washer and housing combi boiler on wall. Access to garden via side.

Downstairs Bathroom

Three piece suite comprising: Panelled bath, pedestal wash hand basin and low level WC. Tile flooring and window.

Landing

Doors leading to all upstairs bedrooms.

Bedroom One

Window to front.

Bedroom Two

Window to rear.



Bedroom Three

Window to front.

Enclosed Garden

Newly laid lawn with borders. Further graveled dining area to the rear. Shed included.

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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