



Bloore King & Kavanagh

Sales & Lettings



29 Ridgefield Road
West Midlands, B62 8NF

Asking Price £180,000

The Property

OFFERED WITH NO UPWARD CHAIN

Standing on a corner plot is this TWO BEDROOM SEMI DETACHED HOUSE located in the B62 area of Halesowen with a substantial area that can be utilised for off road parking. Newly decorated and new carpets throughout.

This great starter home has been newly decorated and had new carpets throughout. benefiting from gas central heating, majority double glazing and briefly comprising: lounge, fitted breakfast kitchen (in need of updating) , two bedrooms and an upstairs bathroom.

To the front is a large corner garden plot and to the rear enclosed gardens.

NO CHAIN. EPC - D/ CT B.

Entrance Hall

UPVC door to front and stairs to first floor.

Lounge

Window to front and electric fire with wooden surround. Two wall lights and an understairs storage cupboard housing the electric meter and fuse box. New carpet.

Kitchen Diner

Windows and doors to side and rear. A range of eye and low level units incorporating: 1 1/2 bowl sink and drainer, gas hob with extractor over and integrated oven. Space for white goods. Cupboard housing Worcester boiler. Tile and carpet flooring.

Landing

Window to side and access to loft space.

Bedroom One

Window to front and useful walk in over stairs cupboard with window to front.

Bedroom Two

Window to rear.

Bathroom

Window to rear. Three piece suite comprising: Panelled bath with Triton electric shower over, pedestal wash hand basin and low level WC.

Outside

FRONT: Large corner plot laid to lawn with hedges. Large parking area and side access gate.

REAR: An enclosed rear garden with seating area and lawn.



Tenure

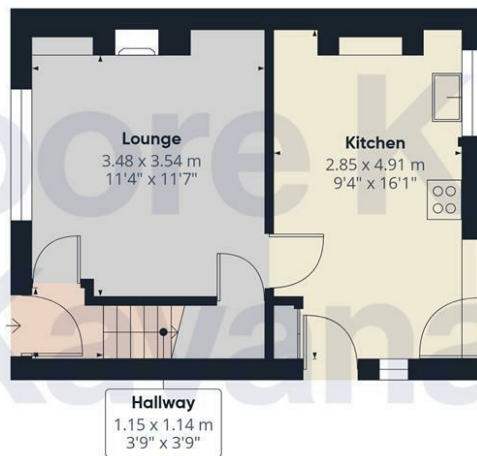
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

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.





Floor 0



Floor 1



Approximate total area⁽¹⁾
60 m²
647 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.

GIRAFFE360

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.