



**126 Two Gates**  
**Halesowen, B63 2JR**

**Asking Price £262,500**



A spacious THREE BEDROOM, semi detached style property, close to Halesowen town Centre, Pedmore Fields and having local countryside surrounding.

The property benefits from gas central heating, double glazing and briefly comprises; porch, entrance hall, open plan lounge with dining area opening to re fitted kitchen, utility with fitted cloakroom off, landing with three double bedrooms off and upstairs shower room.

Also benefitting from off road parking to the front leading up to an integral garage, and a large enclosed garden to the rear. Call today to arrange a viewing appointment!!

CT Band - B / EPC - C

### **Porch**

UPVC door and windows to front.

### **Entrance Hall**

UPVC door to front. Door to lounge and garage. Stairs to first floor and wooden style paneling

### **Lounge Area**

Window to front and electric wall mounted fire. Laminate flooring.

### **Dining Area**

Patio doors to garden and breakfast bar. Laminate flooring.

### **Kitchen Area**

Window to rear. Good range of eye and low level units incorporating: electric hob, Beko oven, integrated dishwasher, cupboard with space for a fridge freezer and plastic sink and drainer. Laminate flooring.

### **Utility**

UPVC door to side. Space and plumbing for a washing machine. Cupboard housing Alpha gas boiler. Door to cloaks.

### **Cloakroom**

Window to side. Two piece suite comprising: low level WC and vanity unit wash hand basin.

### **Landing**

Window to side and large cupboard.

### **Bedroom One**

Window to front and storage recess with rail.

### **Bedroom Two**

Window to rear with storage recess. Loft access.

### **Bedroom Three**

Window to front and eaves storage.

### **Bathroom**

Window to rear. Three piece suite comprising: corner shower cubicle, pedestal wash hand basin and low level WC. Chrome heated towel rail. Storage cupboard.



## Garage

Up and over door to front and internal access door.  
Consumer unit.

## Outside

FRONT: Off road parking and garden laid to lawn. Side access gate.

REAR: Laid to lawn with paved seating area.

## Freehold

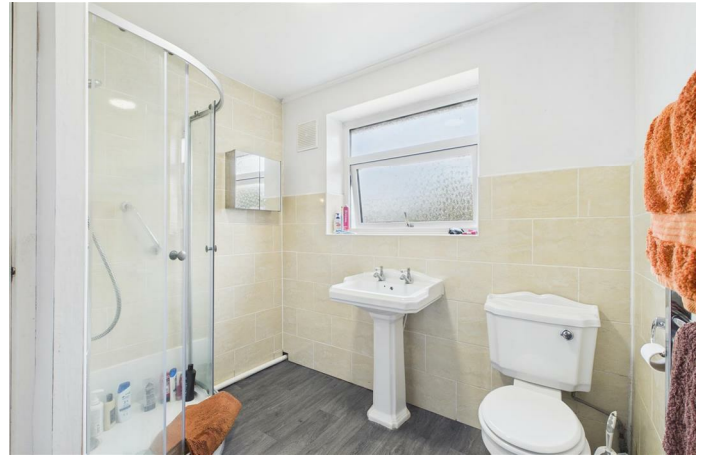
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Tenure: Freehold. Construction: Brick built, tiled roof.

## 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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