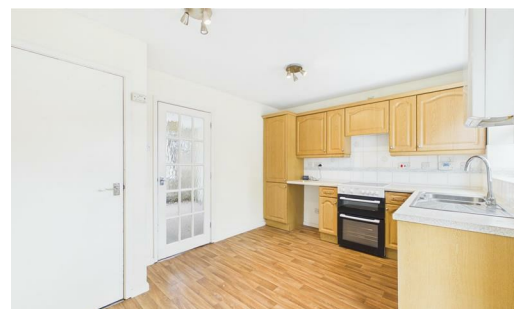




# Bloore King & Kavanagh

Sales & Lettings



**5 Larksfield Mews**  
West Midlands, DY5 2HH

**Offers In The Region Of £180,000**

Two bedroom mid terraced starter home situated within a small cul-de-sac with allocated and visitor parking to the front. NO CHAIN.

Briefly comprising of; entrance porch, lounge, fitted breakfast kitchen, master bedroom with en-suite shower room, second bedroom and house bathroom.

Also offering an enclosed low maintenance rear garden. Gas central heating and double glazing are installed throughout.

Offering no upward chain and available immediately.  
EPC - D / CT Band - B

### **Approach**

One allocated parking space to front with additional visitor parking space. Gas and electric meters to the front of the building.

### **Entrance Porch**

Consumer unit installed. Door leading through to lounge.

### **Lounge**

Window to front. Electric fire with wooden surround. Stairs leading to first floor and access through to fitted breakfast kitchen. Smoke alarm installed.

### **Fitted Breakfast Kitchen**

A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill with four ring gas hob and built in extractor over and plumbing for a washing machine. Window and access to rear. Built in under stairs storage available. Housing boiler on rear wall and carbon monoxide alarm.

### **Landing**

Doors leading to all upstairs rooms. Smoke alarm installed.

### **Master Bedroom**

Window to front. Fitted wardrobes and airing cupboard installed. Access under archway to en-suite shower room.

### **En-Suite Shower Area**

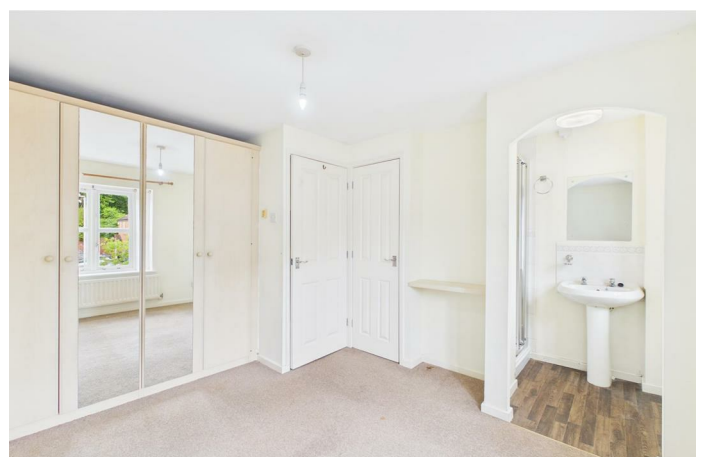
Two piece bathroom suite comprising; pedestal wash hand basin and electric shower installed within single shower cubicle. Window to front.

### **Bedroom Two**

Window to rear.

### **House Bathroom**

Three piece bathroom suite comprising; bath, low level flush and pedestal wash hand basin. Window to rear.



## Rear of the Property

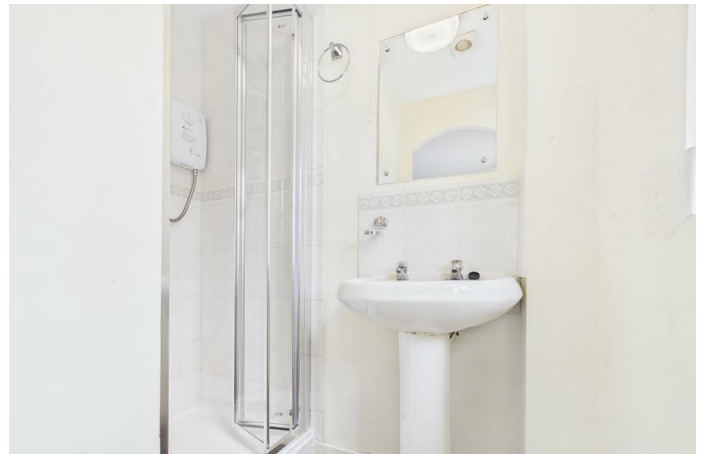
Low maintenance garden with access to rear to assist with taking recycling bins out.

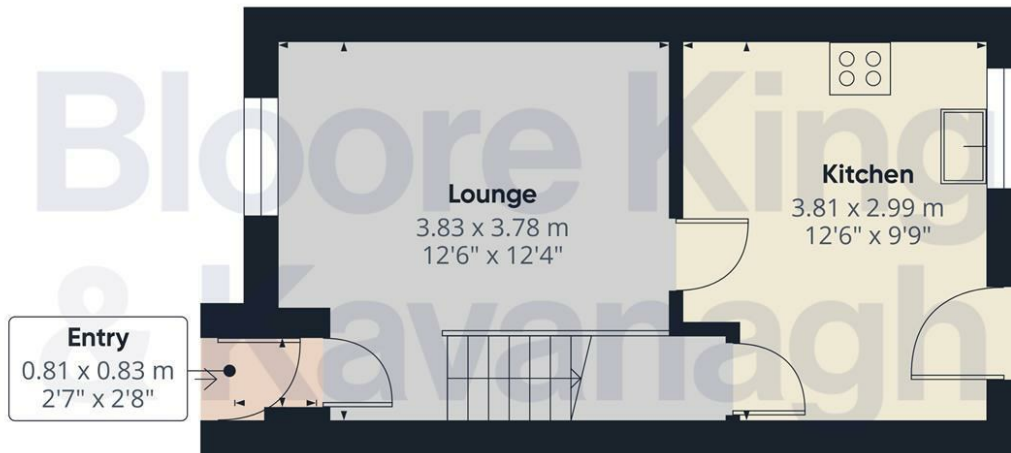
## Freehold

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.

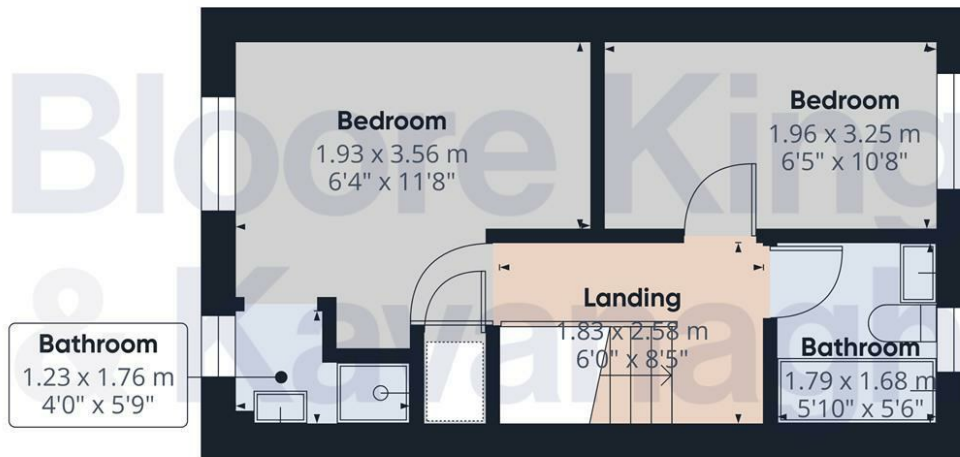
## Brochure Declaration

**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<sup>(1)</sup>  
50 m<sup>2</sup>  
537 ft<sup>2</sup>

(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

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