



**51 Greenways**  
Halesowen, B63 2JT

**Offers In The Region Of £285,000**



## Property Description

We're pleased to present this extended, three bedroom, semi detached style property in a quiet and desirable cul-de-sac location.

Boasting modern living throughout and briefly comprising of; welcoming entrance hall, through lounge/diner, fitted kitchen, first floor landing, three bedrooms and house bathroom. Gas central heating and double glazing installed throughout.

Also benefitting from a sloping driveway to the front offering off road parking for two vehicles, leading up to the integral garage. A well maintained garden is available to the rear with a well kept dining patio area.

EPC - D / CT Band - C

## Approach

Sloping tarmacked driveway to the front offering off road parking for two vehicles, leading up to the integral garage. Side access available. Front garden mainly laid to lawn.

## Entrance Hall

Large welcoming space with stairs leading to first floor accommodation. Under stairs recess available. Double doors leading into:

## Through Lounge Diner

Contemporary decorated throughout with windows to rear and side within dining area. Opening into fitted kitchen and internal door into integral garage.

## Fitted Kitchen

A good range of eye level and base units incorporating: 1 1/2 resin sink and drainer unit, built in double electric oven and grill, fitted electric hob with extractor over and an integral dishwasher. Window and access to rear of the property.

## Landing

Window to side. Loft access available. Doors leading to all upstairs rooms.

## Bedroom One

Window to rear. Fitted wardrobes installed.

## Bedroom Two

Window to front. Seating area within over stairs recess.

## Bedroom Three

Window to rear.





## House Bathroom

Four piece bathroom suite comprising; separate single shower cubicle unit with electric shower installed, low level flush WC, pedestal wash hand basin and corner bath. Built in storage cupboard available. Window to front. Vinyl flooring.

## Rear of Property

Rear garden mainly laid to lawn with slabbed pathway running down the middle. Well kept slabbed dining patio area with side access available.

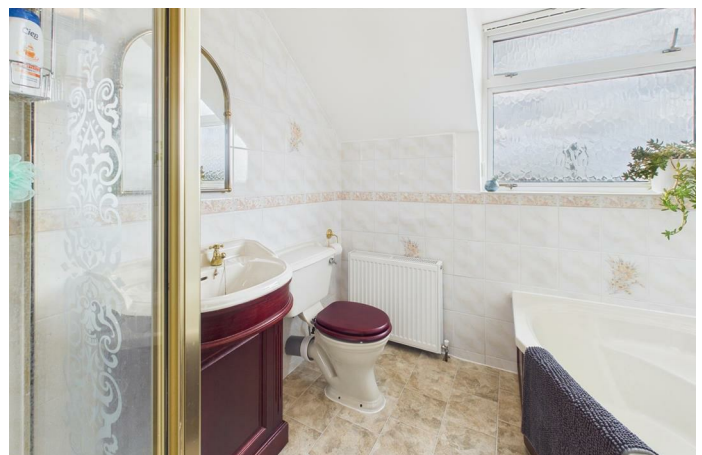
## Freehold

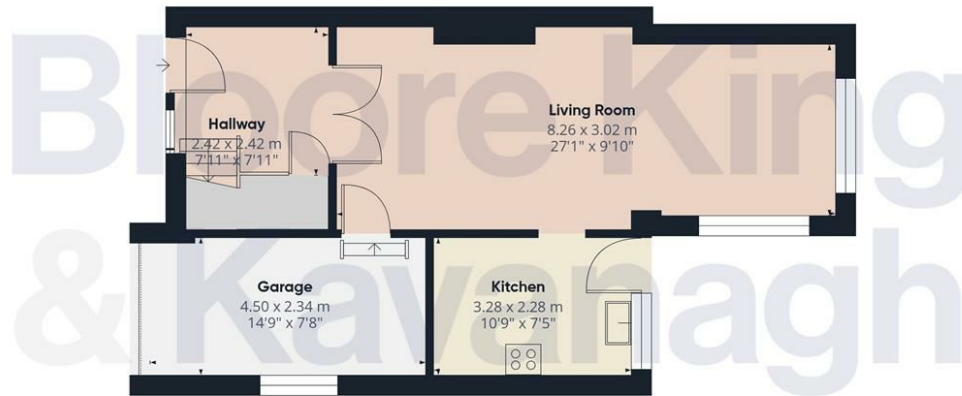
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## Brochure Declaration

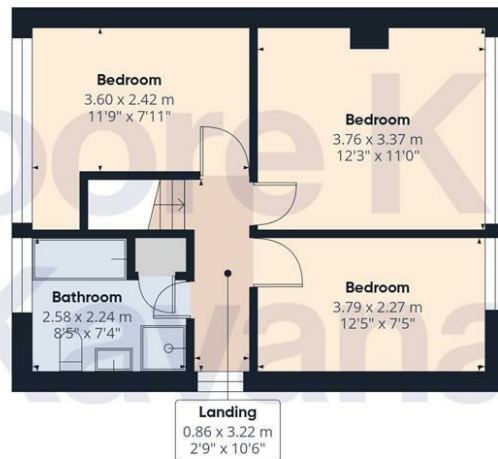
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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>**  
94.1 m<sup>2</sup>  
1011 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.

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