



# Bloore King & Kavanagh

Sales & Lettings



**44 Whitefriars Drive**  
Halesowen, B63 3SY

**Offers Over £229,000**

## Location

Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre. The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.

Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

## Entrance Hall

Opening to fitted breakfast kitchen and door leading to lounge.

## Fitted Breakfast Kitchen

2.61m x 2.94m (8'6" x 9'7" )

Window to front and range of eye and low level units incorporating: ceramic sink and drainer, freestanding gas cooker with built in extractor hood over, freestanding washer, freestanding fridge freezer and a small breakfast bar installed.

## Lounge

3.60m x 5.37m (11'9" x 17'7" )

Patio doors to the garden. Gas fire and surround and under-stairs storage. L-shaped sofa.

## Bedroom One

3.61m x 2.95m (11'10" x 9'8" )

Window to front and built in storage available.

## Bedroom Two

3.60m x 2.51m (11'9" x 8'2" )

Window to rear. Freestanding wardrobes and shelving installed.

## Bathroom

1.70m x 2.61m (5'6" x 8'6" )

Three piece suite comprising: panelled bath with mixer shower attachment, pedestal wash hand basin and low level WC. Built in storage.

## Outside

FRONT: Allocated off road parking for one vehicle to the front. Graveled borders.

REAR: Hard landscaped garden, with decked seating area, planting and garden shed. Rear access gate.



## 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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