



**7 Cherry Orchard Avenue**  
Halesowen, B63 3RY

**Asking Price £360,000**

## Property Description

A stunning and beautifully presented three bedroom, semi detached style property situated in a popular B63 location. Ideal catchment area for local sought after primary and secondary schooling. The property really needs to be viewed to appreciate its full beauty!

Contemporary presented throughout, the property is briefly comprising of; entrance hall, sitting room, extended fitted kitchen diner, downstairs shower room, first floor landing, three bedrooms and house bathroom. Gas centrally heated and double glazed throughout.

Benefiting from off road parking to the front, a garage and a well maintained enclosed rear garden.

EPC - D / CT Band - C

### Front of Property

Well maintained raised front garden mainly laid to lawn with decorative borders. Sloping tarmacked driveway leading to front door and garage access.

### 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 Hallway

Laminate flooring with stairs leading to first floor accommodation. Door and step down to the garage. Doors to the sitting room and extended fitted kitchen diner.

### Sitting Room

Window to front. Open gas fire with marble hearth and wooden surround. Dado rail installed.

### Extended Fitted Kitchen Diner

A high end fitted kitchen with eye and low level units incorporating: 1 1/2 resin sink and drainer unit, Bellina freestanding oven with a fitted extractor hood over and plumbing for a dishwasher. Built in under stairs storage housing boiler. Sufficient space for a large sized dining table adjacent to a built in log burner. Opening into the extended living area with a beautiful skylight installed, perfect for entertaining. With access to the downstairs shower room and the rear of the property, via the rear sliding Bi-fold doors. Laminate flooring laid throughout and a further window to rear.

### Downstairs Shower Room

Three piece suite comprising of; low level flush WC, vanity unit wash hand basin and single separate shower cubicle with mains fed shower unit installed. Laminate flooring and heated towel rail installed.

### Garage

Up and over electronic roller door to front. Plumbing for the washer installed. Door to rear of the property.

### Landing

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



**Bedroom One**

Window to rear.

**Bedroom Two**

Window to front.

**Bedroom Three**

Window to front.

**Bathroom**

Four piece bathroom suite comprising of; low level flush WC, vanity unit wash hand basin, separate double corner shower cubicle with mains fed shower unit installed and bath with mixer taps over.

Windows to rear with heated towel rail installed.

**Rear of Property**

A well maintained garden space mainly laid to lawn with decorative border edging. Decked dining patio area with side access to the garage at the rear.

**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

Approximate total area<sup>(1)</sup>  
117.7 m<sup>2</sup>  
1268 ft<sup>2</sup>



Floor 1

(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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