



**11 St. Margarets Drive**  
Halesowen, B63 4QH

**Offers In The Region Of £365,000**

### Property Description

A very spacious THREE/FOUR BEDROOM DETACHED house on a good sized plot. Situated at the top of a private cul-de-sac and within walking distance to convenient amenities, transport links and local sought after schooling.

This lovely family home with great potential benefits from: entrance hall, lounge, dining room, cloakroom, fitted kitchen, utility room, downstairs bedroom, landing, three bedrooms and a family shower room.

To the front of the property is a substantial parking area with carport and garage. To the rear is a sizeable plot laid to lawn with patio area.

Offered for sale with NO ONWARD CHAIN. EPC - TBA / CT Band - D

### 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.

### Approach

Off road parking for a number of vehicles with large car port and access to the garage. Planted border.

### Entrance Hall

Front access door to side. CCTV and security alarm system installed, with stairs leading to first floor accommodation. Doors to lounge, dining room, bedroom four/study and downstairs cloakroom.

### Lounge

Three windows to front. Fire installed with brick surround and coving.

### Dining Room

Rear aspect window to side. Door to fitted kitchen.

### Fitted Kitchen

Rear aspect window and door to utility room. Range of eye and low level units incorporating; stainless steel sink and drainer, freestanding cooker, space for a fridge and dishwasher.

### Utility Room

Window and door to rear. Range of eye and low level units with stainless steel sink. Space and plumbing for a washing machine.

### Downstairs Cloakroom

Low level WC and pedestal wash hand basin. Window to side.

### Downstairs Bedroom (Four)

Window to rear. Fitted wardrobe installed.



### **Landing**

Doors to bedrooms and shower room. Additional built in storage housing boiler. Loft access available.

### **Bedroom One**

Window to front. Fitted wardrobes installed.

### **Bedroom Two**

Window to rear.

### **Shower Room**

Window. Three piece suite comprising: double shower cubicle, pedestal wash hand basin and low level WC.

### **Bedroom Three/Study**

Window to side. Built in wardrobe.

### **Garage**

Ideal for storage purposes with an additional workshop to the rear. Access via up and over door to the front and from the side.

### **Rear of the Property**

Laid to lawn with patio area, mature planting and vegetable plot. Shed and greenhouse installed.

### **Tenure**

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.





#### Approximate total area<sup>0</sup>

298.48 m<sup>2</sup>  
3212.83 ft<sup>2</sup>

#### Reduced headroom

1.08 m<sup>2</sup>  
11.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements