



18 Saddlers Close
Halesowen, B63 2DG

Asking Price £175,000

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

Stairs leading to first floor accommodation. Doors leading to fitted kitchen, downstairs Wc and lounge.

Kitchen

2.74m x 2.18m (8'11" x 7'1")

A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integrated electric oven/grill with a four ring gas hob and extractor over, plumbing for a washer and recess for a fridge freezer. Window to front.

Downstairs Wc

1.51m x 1.05m (4'11" x 3'5")

Low level flush and pedestal wash hand basin installed. Window to front.

Lounge

4.26m x 4.21m (13'11" x 13'9")

Electric fire installed with surround. Window to rear and access via sliding door to conservatory.

Conservatory

3.53m x 2.26m (11'6" x 7'4")

French patio doors offering access to rear. Windows to side and front. Tiled throughout.

Landing

Doors leading to all upstairs rooms.

Bedroom One

3.63m x 3.27m (11'10" x 10'8")

Windows to front. Built in wardrobes.

Bedroom Two

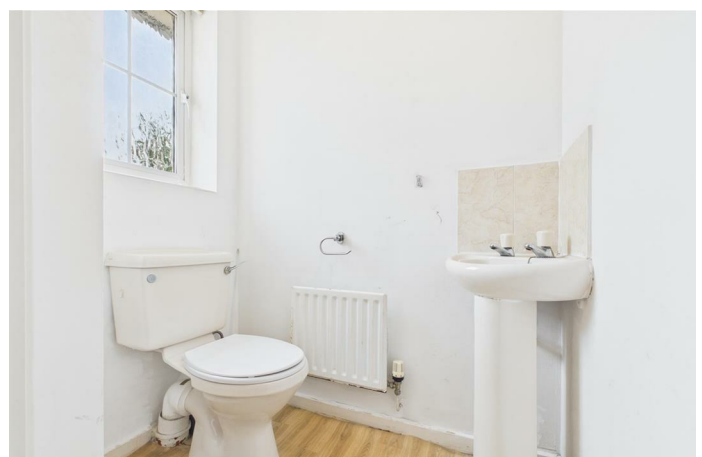
3.73m x 2.20m (12'2" x 7'2")

Window to rear.

Bathroom

1.95m x 1.93m (6'4" x 6'3")

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



Outside

FRONT: Laid to gravel. Off road parking via driveway for two cars comfortably. Side access available.

REAR: Laid mainly to lawn with stepping stone pathway leading to rear of the garden where a shed is installed and a smaller decking patio area.

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.





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.

8 Hagley Road
Halesowen
West Midlands
B63 4RG

www.bloorekingkav.co.uk
0121 550 4151
info@bandk.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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