



# Bloore King & Kavanagh

Sales & Lettings



**47 Green Lane**  
Halesowen, B62 9LP

**Asking Price £170,000**

### Front of Property

On street parking available to the front of the property. Shared access to rear via side passage.

### Front Reception Room

Window to front. Brick built fireplace and hearth. Door into:

### Inner Hallway

Door into cellarette housing consumer unit and meters. Opening into:

### Rear Reception Room

Stairs to first floor accommodation. Window to rear. Door into:

### Fitted Kitchen

Window and access to rear via side door. A range of eye and low level units incorporating: 1/2 stainless steel sink and drainer unit, integral electric oven/grill, four ring electric hob and extractor over and plumbing for a washer. Door into:

### Downstairs Shower Room

Window to side. Tiled flooring. Three piece suite comprising of; low level flush WC, pedestal wash hand basin and separate double shower cubicle with mains fed shower unit installed.

### Bedroom One

Window to rear. Over stairs store built in with loft access.

### Bedroom Two

Window to front.

### Outside Courtyard

Shared access available to front via side passage. Hard landscaped throughout with two additional outside stores built, ideal for storage purposes.

### 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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