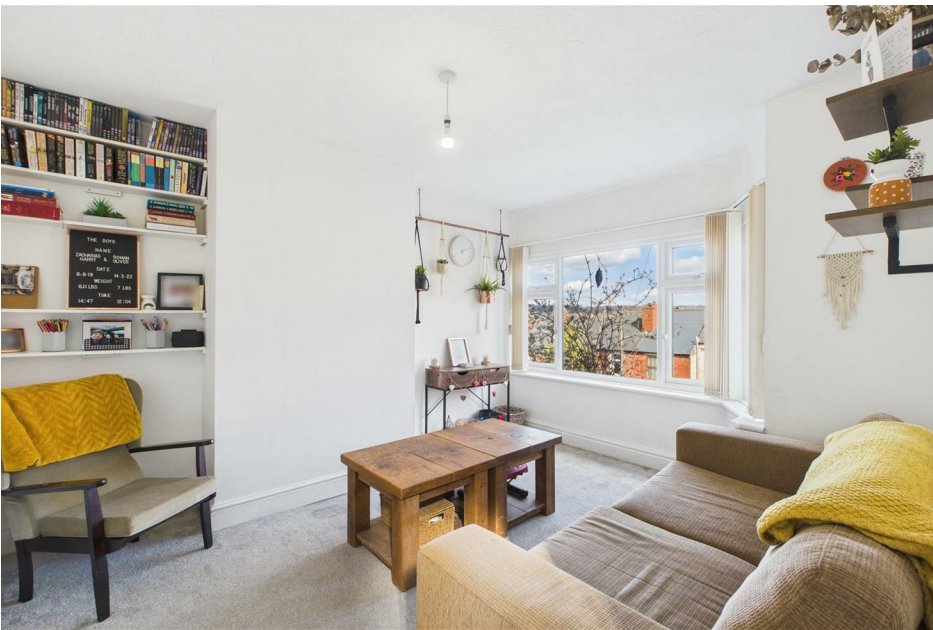




24 Summer Hill
Halesowen, B63 3BU

Offers In The Region Of £265,000

The Property

A beautifully presented and EXTENDED three bedroom semi-detached property located close to Halesowen Town Centre. Offering OFF ROAD PARKING & a SEPARATE GARAGE to the rear of the property.

This lovely family home benefits from gas central heating, double glazing and briefly comprises: entrance porch, entrance hall, downstairs WC, sitting room, open plan fitted breakfast kitchen diner, three bedrooms and an upstairs family bathroom.

The front garden is tiered and has steps which lead down to Summer Hill. The rear enclosed garden allows access to the separate garage and rear gated entrance to the access road at the rear.

A wonderful family home in a great location within walking distance of Halesowen Town Centre which must be viewed to truly appreciate.

EPC - D / CT Band - C

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

Steps leading up from Summer Hill offer a slabbed pathway which leads to further steps leading up to front door access. Front gardens are tiered.

Entrance Porch

0.81m x 3.69m (2'7" x 12'1")

Sliding door to front. UPVC double glazed. Composite front door leading to:

Entrance Hall

3.34m x 1.81m (10'11" x 5'11")

Stairs leading to first floor accommodation. Internal doors leading to downstairs WC, front lounge and open plan fitted kitchen diner. Under stairs store.

Downstairs WC

1.24m x 1.49m (4'0" x 4'10")

Low level flush WC and vanity unit wash hand basin installed.

Sitting Room

3.79m x 3.17m wp (12'5" x 10'4" wp)

Maximum length into bay window. Window to front. Carpeted throughout.

Lounge Area/Diner

4.19m wp x 3.17m wp (13'8" wp x 10'4" wp)

Maximum length into bay window to the rear. Laminate flooring throughout.

Open plan with large opening leading through to:

Fitted Breakfast Kitchen Area

4.99m x 3.73m approx (16'4" x 12'2" approx)

Built in under stairs store utilised as a bar area currently. A range of base units installed with sufficient eye level shelving incorporating: 1 1/2 resin sink and drainer unit, built in induction hob with an integral electric oven/grill underneath, plumbing for a washer and dishwasher, recesses for a freestanding fridge and tumble dryer. Windows and access to rear via UPVC door.



Landing

2.17m x 0.93m (7'1" x 3'0")

Internal doors leading to all upstairs rooms. Window to side. Loft access available with an integral drop down ladder and benefitting from around 75% boarding.

Bedroom One

4.08m x 3.18m wp (13'4" x 10'5" wp)

Maximum length into bay window to the rear.

Bedroom Two

3.85m x 2.70m wp (12'7" x 8'10" wp)

Maximum length into bay window to the front.

Bedroom Three

1.95m x 1.83m (6'4" x 6'0")

Window to front.

Bathroom

2.28m x 1.71m (7'5" x 5'7")

Window to rear. Three piece bathroom suite comprising: low level WC, pedestal wash hand basin and paneled bath with electric shower unit over. Housing boiler in wall cupboard. Heated towel rail installed and tiled throughout.

Rear of the Property

Slabbed dining patio area with a slabbed pathway to rear gated access, leading to access road at the rear of the property. Large area laid to lawn on the right hand side and the separate garage is situated on the left hand side of the garden, with rear access available.

Garage

5.19m x 2.45m approx (17'0" x 8'0" approx)

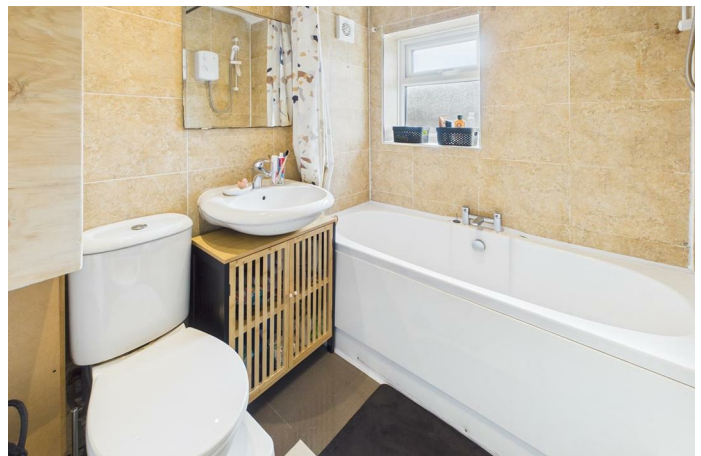
Up and over door to front. Access available from the rear garden. Windows to side. Electrics installed.

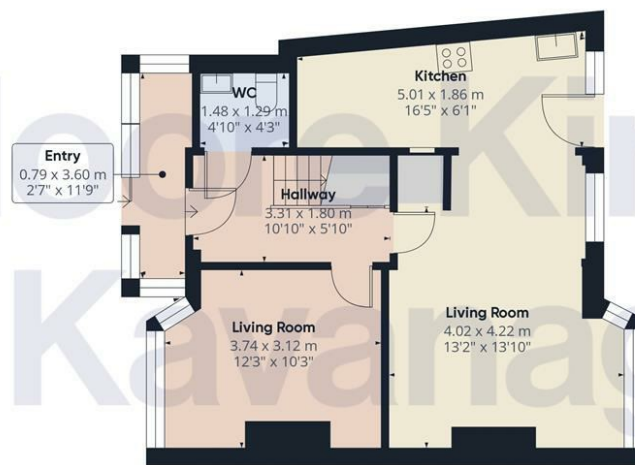
Freehold

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 Building 1



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Approximate total area¹
81.47 m²
876.93 ft²

(1) Excluding balconies and terraces

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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