



106 Honeybourne Road
Halesowen, B63 3HD

Asking Price £275,000

Property Description

We're pleased to bring to the market this refurbished three bedroom, semi detached style property, located on the popular Halesmere estate in B63 Halesowen. Ideal catchment area for schooling at Manor Way Primary School.

The property is briefly comprising of; entrance hall, lounge/diner, refitted kitchen, three bedrooms and a spacious upstairs bathroom. Gas centrally heated and double glazed throughout.

Also benefitting from off road parking to the front, a garage and an enclosed private garden to the rear. Offering NO UPWARD CHAIN and ready to view immediately. 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

Tarmacked sloping driveway offering off road parking for at least two vehicles. Offering access to garage via up and over door. Front door and side access also available. Front garden benefits from well maintained shrubbery throughout.

Entrance Hall

Stairs to first floor accommodation. Built in store cupboard. Laminate flooring.

Lounge Diner

Window to side. French patio doors opening to rear. Laminate flooring. Door into:

Refitted Kitchen

Good range of eye and low-level units incorporating: 1 1/2 plastic sink and drainer unit, built in electric hob with extractor hood built over, integral electric oven/grill and an integral fridge. Window to rear with door offering access to the side of the property. Laminate flooring.

Landing

Airing cupboard built in. Window to side. Doors to all upstairs rooms. Newly carpeted.

Bedroom One

Window to rear. Fitted wardrobes. Newly carpeted.

Bedroom Two

Window to rear. Newly carpeted.



Bedroom Three

Window to front.

Bathroom

Three piece suite comprising; double shower cubicle with electric shower unit installed, vanity unit wash hand basin and low level WC. Fully tiled walls with vinyl flooring. Window to side.

Rear of Property

Slabbed pathway with side access available, with steps which lead up to the main garden laid to lawn with mature shrubbery surrounding.

Garage

Up and over door to front. Housing boiler and having plumbing for a washer installed.

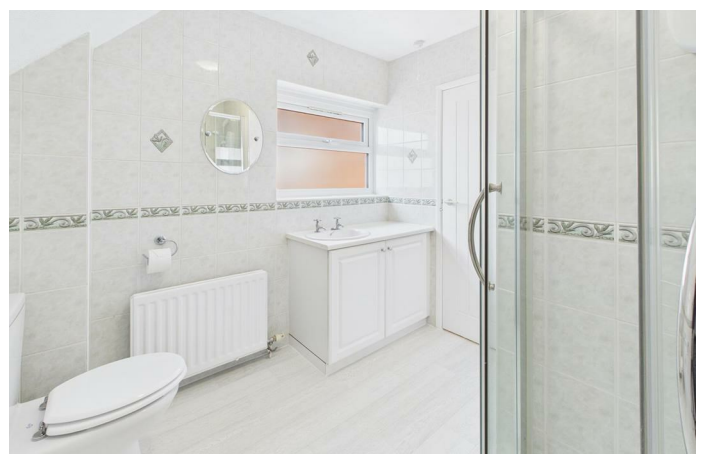
Freehold

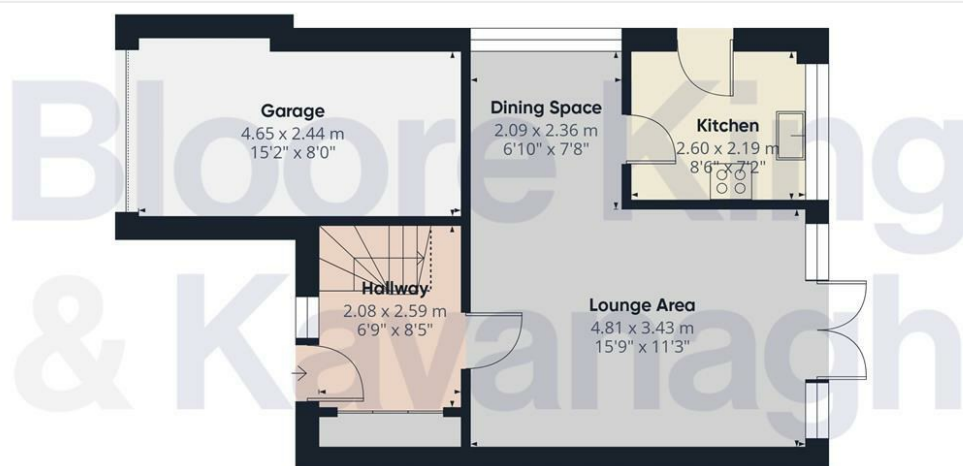
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

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



Floor 1

Approximate total area⁽¹⁾

83 m²
893 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 1.5 m/5 ft

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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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