



6 Marquis Drive
Halesowen, B62 8TE

Offers In The Region Of £260,000

Property Description

A very well presented two bedroom, semi detached style property, with significant off road parking to the front and side of the property and a separate garage.

Benefitting from a contemporary feel throughout and briefly comprising of; entrance hallway, lounge, fitted kitchen diner, two bedrooms and upstairs bathroom. Gas central heating and double glazing installed throughout.

To the rear of the property is a tiered garden with side access and a large dining patio area. Offering no upward chain and available to view immediately! EPC - C / CT Band - C

Approach

Tarmacadum sloping driveway to the front and side of the property. Front door access to the side of the building, with additional entry available to the garage and side of the property via rear gate.

Entrance Hallway

Stairs leading to first floor accommodation. Understairs storage available. Doors to lounge and fitted kitchen diner.

Lounge

Coving and laminate flooring. Window to front.

Fitted Kitchen Diner

A good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric hob with fitted extractor hood over, built in electric oven/grill, integral fridge freezer, integral slimline dishwasher and plumbing for a washing machine. Windows and access to rear of the property. Opening into spacious dining area which can house a good sized dining table.

Landing

Built in shelving within recess. Doors to all upstairs rooms. Loft access available.

Bedroom One

Windows to front. Laminate flooring laid.

Bedroom Two

Window to rear. Built in over stairs wardrobe storage available. Housing boiler within.

Bathroom

Four piece bathroom suite comprising: paneled bath with mixer shower over, single shower cubicle with mains fed shower unit installed, pedestal wash hand basin and low level flush WC. Heated towel rail. Partly tiled walls and laminate flooring. Window to rear.



Garage

Up and over door to front. Access door to side/rear. Ideal for storage purposes. Window to rear.

Rear of Property

Tiered garden mainly laid to lawn with conifers over the rear boundary. Side access and a large dining patio area laid to concrete slabs. Access to garage via side door.

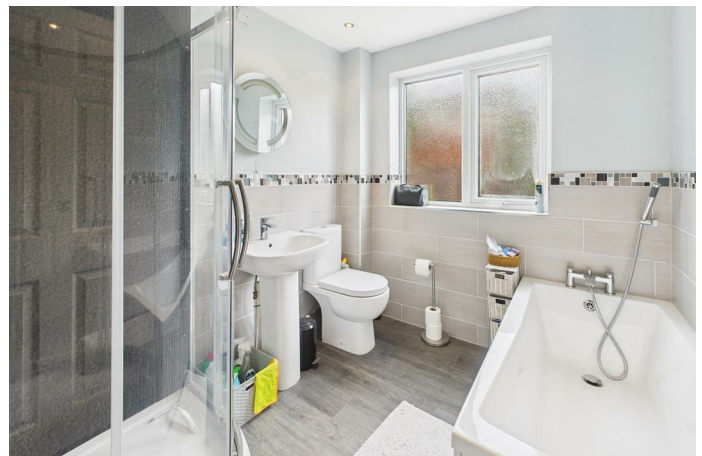
Freehold

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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