



35 Hazeldene Road
Halesowen, B63 4LQ

£325,000

A three bedroom semi detached family home close to local schools and amenities. NO CHAIN.

This lovely property benefits for gas central heating, double glazing and briefly offers: Porch, entrance hall, lounge with patio doors to the garden, dining room, fitted kitchen, rear lobby, DOWNSTAIRS CLOAKROOM, landing three bedrooms, family bathroom with double shower, separate WC and TANDEM GARAGE.

Off road parking to front and garden laid to lawn with patio area to rear. EPC D, Council Tax Band C. NO CHAIN.

Porch

UPVC door to front and windows. Tile flooring.

Entrance Hall

Wooden door to front and windows. Stairs to first floor.

Lounge

Patio doors to garden. Coving. Electric fire with surround.

Dining Room

Bay window to front. Coving.

Kitchen

Window and door to rear. Range of eye and low level units incorporating: stainless steel sink and drainer, integrated fridge, 'Stoves' double oven, gas hob with extractor over. Understairs cupboard.

Rear Lobby

Doors to garage, garden, kitchen and cloakroom.

Cloakroom

Window to rear. Low level WC and hand wash basin. Storage cupboard.

Landing

Window to side. Access to loft space.

Bedroom One

Window to front and range of wardrobes. Coving.

Bedroom Two

Window to front. Range of wardrobes, and dressing table with sink.

Bedroom Three

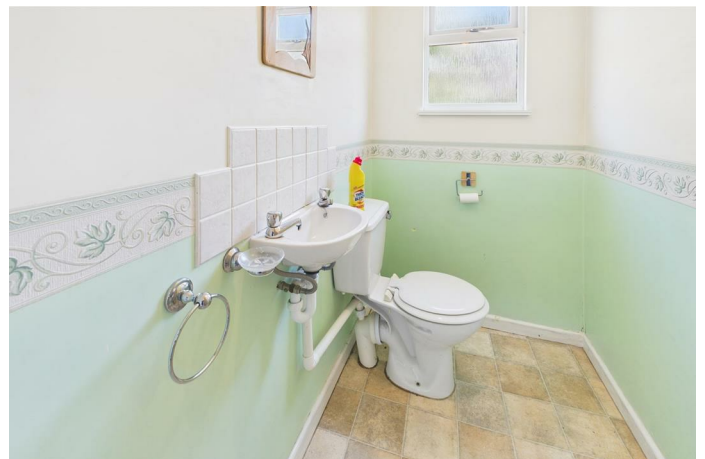
Window to front.

Bathroom

Window to rear. Walk in shower cubicle with Mira electric shower, vanity wash hand basin. Partly tiled walls and storage cupboard.

Separate WC.

Window to side and low level WC. Dado rail.



Garage

Up and over door to front. Window and rear access door. 'Ideal' gas boiler and tap. Power and light.

Outside

FRONT: Patterned concrete driveway to front with flower bed.

REAR: Laid to lawn with patio area and garden shed.

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.

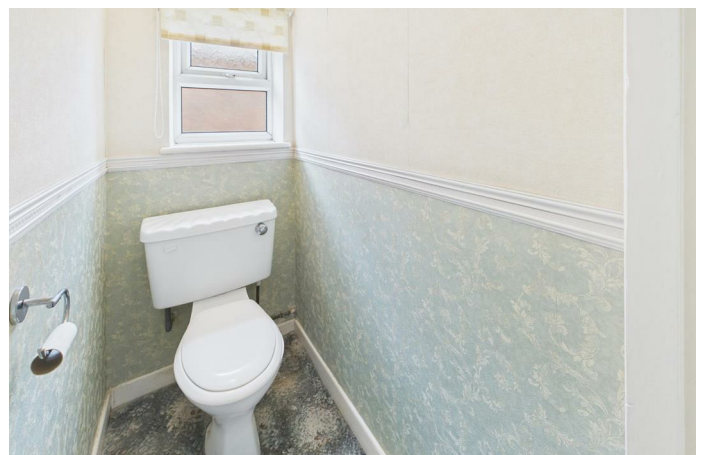
Brochure Declaration

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⁾
114.7 m²
1235 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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