



Bloore King & Kavanagh

Sales & Lettings



54 Haden Hill Road
Halesowen, B63 3NG

Asking Price £375,000

Approach

Block paved driveway to front offering ample off road parking for several vehicles. Raised flower beds to front. Front door access and shared entrance available to the RHS of the property via gated access.

Entrance Hallway

Stairs to first floor accommodation. Herringbone laminate flooring laid throughout. Doors into utility and dining areas separately.

Sitting Room/Snug

Window to front. Upper dado rail installed. Carpeted throughout. Contemporary glass sliding doors opening into:

Open Plan Fitted Kitchen Diner

Feature exposed brickwork wall with Herringbone laminate flooring laid throughout. Sky lantern to ceiling offering a great deal of light into the secondary seated area, with triple bi-fold doors opening out to the rear of the property. Offering a contemporary range of eye and low-level units incorporating: 1 1/2 resin sink and drainer unit, built in counter top induction hob with integral electric oven/grill below and an integral dishwasher. Window to side and opening into:

Utility Area

Several more cupboard units installed ideal for storage purposes. Benefitting from plumbing for a washer installed, recess for an under counter freestanding tumble dryer and recess for a tall freestanding fridge freezer. Same Herringbone laminate flooring throughout. Door into hallway and separate door into under stairs store cupboard. Great potential available for this to be converted into a downstairs WC.

First Floor Landing

Window to side. Doors to three bedrooms and family bathroom.

Bedroom One

Window to front. Fitted wardrobes installed.

Bedroom Two

Window to rear.

Bedroom Three/Office Space

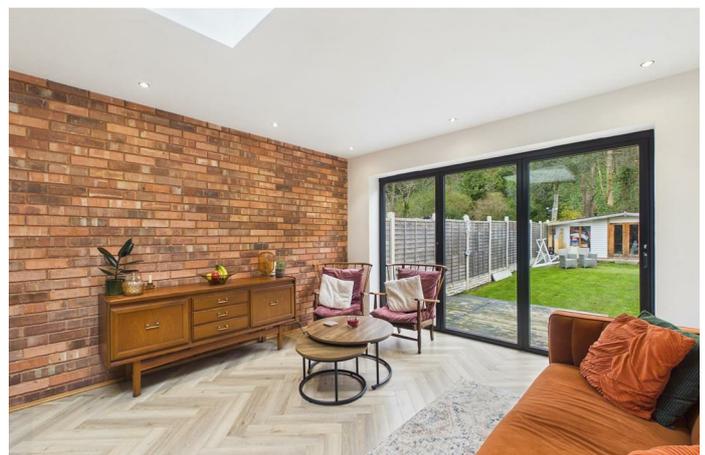
Window to front. Ideal potential to be converted into a glorious office or walk in wardrobe space. Suitable for a nursery also.

Family Bathroom

Three piece bathroom suite comprising of; corner paneled bath with mains fed shower unit over, vanity unit wash hand basin and low level flush WC installed. Heated towel rail. Partly tiled wall and tiled flooring. Built in store cupboard housing boiler.

Second Floor Landing

Velux window to ceiling. Access to further two bedrooms available.



Bedroom Four

Velux window to ceiling. Eaves storage available.

Bedroom Five

Windows to rear.

Summer House

Purpose built with electrics installed. Currently utilised for storage purposes but the potential remains endless. Ideal office space or gym.

Rear of Property

Raised decked area on entry from the open plan kitchen diner, with steps leading down to the main garden laid to lawn. A second raised decked area is ideal for a dining patio space. Side access available.

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.



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.