



**15 Willetts Drive**  
**Halesowen, B63 2HR**

**Asking Price £220,000**



## Property Description

A Beautifully Presented Semi-Detached Home - Thoughtfully modernised throughout and ready to move straight into, it's an ideal choice for first-time buyers seeking a home with character and quality in a sought-after location.

The property is briefly comprising of; entrance hall, fitted kitchen, conservatory, lounge, landing, two bedrooms and upstairs bathroom. Benefitting from gas central heating and double glazing throughout, and having stylish modernised interior - plantation fitted window shutters throughout.

To the side of the property is allocated parking, and front and rear gardens are also available. Offering no upward chain and ready to view immediately. EPC - D / CT Band - B

## Approach

Tarmacked shared driveway to the side of the property offering spaces for at least two vehicles comfortably. Front gardens available mainly laid to lawn. Rear access via side and front door access available also.

## Entrance Hall

Understairs cupboard ideal for storage purposes. Doors to kitchen and lounge.

## Fitted Kitchen

Good range of eye level and low level units incorporating: 1 ceramic bowl sink unit, freestanding electric cooker with fitted extractor hood over, integral dishwasher and plumbing for a washing machine installed. Partly tiled walls and vinyl flooring throughout. Opening into:

## Rear Conservatory

Windows to rear and side. Vinyl flooring. Patio door leading to rear of the property.

## Lounge

Gas fire installed with surround. Window to front. Stairs leading to first floor accommodation.

## Landing

Window to side. Loft access available. Doors leading to all upstairs rooms.

## Bedroom One

Window to rear.

## Refitted Bathroom

Three piece bathroom suite comprising of; paneled bath with mains fed shower unit over, pedestal wash hand basin and a low level flush WC installed. Heated towel rail. Built in over stairs storage. Loft access available. Partly tiled walls and vinyl flooring.





## Bedroom Two

Window to front.

## Rear of the Property

Outside, the low-maintenance rear garden offers a peaceful setting to relax or entertain. Shed available and large dining patio area.

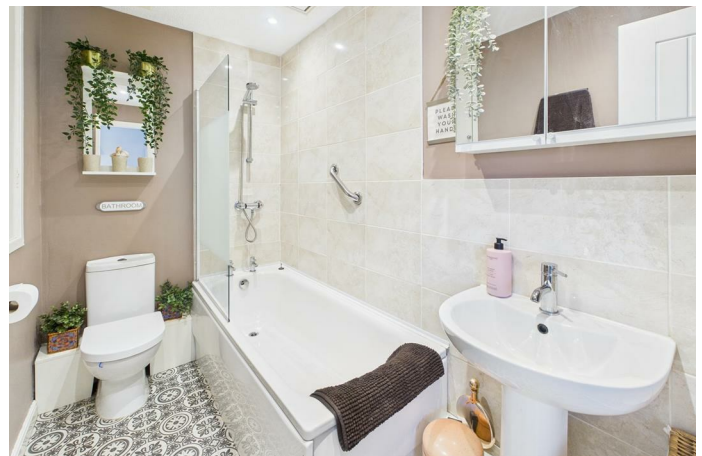
## Freehold

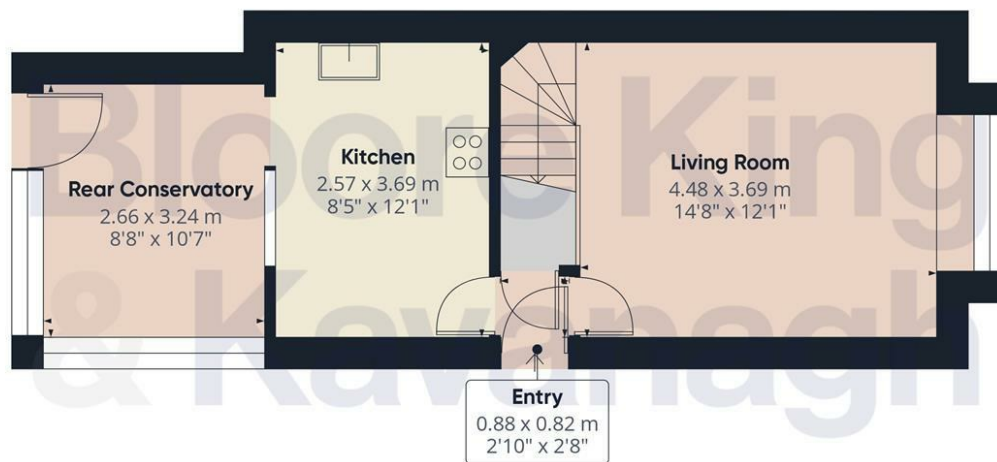
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## Brochure Declaration

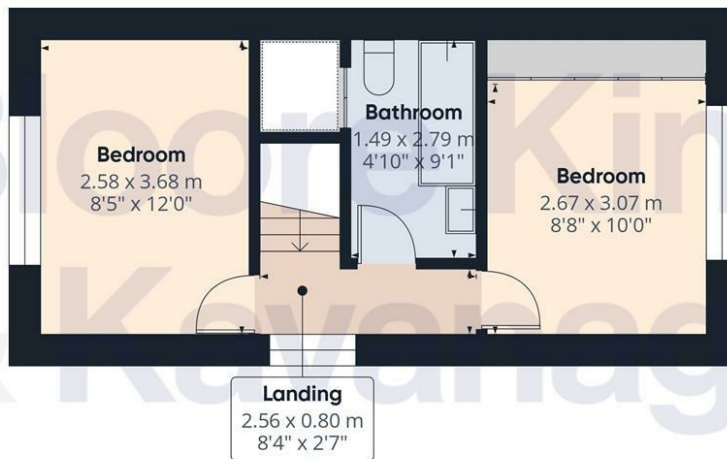
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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<sup>(1)</sup>**  
65.3 m<sup>2</sup>  
702 ft<sup>2</sup>

(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.

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