



Bloore King & Kavanagh

Sales & Lettings



38 Chiltern Close
Halesowen, B63 1HS

Offers Over £185,000

Property Description

Set back in a popular B63 cul-de-sac location within Chiltern Close, this two bedroom end terraced property is an ideal first time buyer or buy to let purchase. Offering no upward chain.

Requiring some updating and briefly comprising of; porch, entrance hall, lounge, fitted breakfast kitchen, landing, two bedrooms and an upstairs house bathroom. Gas central heating and double glazed installed throughout.

Off road parking is available to the front of the property and a garage is also included with the sale, located in a separate block. To the rear of the property is an enclosed rear garden.

EPC - C / CT Band - B

Front of Property

Set back with slabbed pathways leading to the side and front door access. Shared front gardens available and communal, non restricted parking also available to the front of the property. Assigned garage located in a separate block to the side of the property.

Porch

Double doors opening to the front with window to side. Built in store cupboard housing consumer unit and gas meter. Door into:

Entrance Hall

Stairs leading to first floor accommodation. Door to side into:

Lounge

Window to front. Under stairs recess available. Door into:

Fitted Breakfast Kitchen

Good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in gas hob with extractor over, integral electric oven/grill, under counter integral fridge, under counter integral freezer and plumbing for a washer. Window and sliding patio door to rear access. Partly tiled walls and tiled flooring.

Landing

Window to side. Loft access available. Built in airing cupboard and doors to all upstairs rooms.

Bedroom One

Window to front. Fitted wardrobes with mirrored fronted sliding doors.

Bedroom Two

Window to rear. Built in wardrobe recess.

House Bathroom

Three piece suite comprising: bath with mixer shower over, vanity unit wash hand basin and low level flush WC. Window to rear. Partly tiled walls and paneled flooring.



Rear of the Property

Tiered garden with Astroturf laid initially, leading down to raised block paved flower beds to the side and a further block paved dining patio area. Space at the rear of the garden ideal for a shed to be installed. Side access available.

Garage

Assigned garage located in a separate block to the side of the property.

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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