



52 Middlefield Avenue
Halesowen, B62 9QL

Offers Over £285,000

Approach

Sloping, slabbed private driveway to front offering access to the front porch and the integral garage. Front garden mainly laid to lawn adjacent with mature shrubbery on its borders.

Entrance Porch

Patio door to front. Internal door into:

Entrance Hallway

Window to front. Coving. Stairs leading to first floor accommodation. Under stairs cupboard. Doors into fitted kitchen and through lounge/diner.

Through Lounge Dining Room

Window to front with sliding patio door to rear. Coving. Gas fire installed with brick surround.

Fitted Kitchen

Good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric hob with extractor over and an integral electric oven/grill. Window to rear. Partly tiled walls and vinyl flooring. Side door into utility.

Utility Room

Plumbed for an automatic washing machine. Window to side and access via patio door to rear. Internal door into garage and sliding door into:

Downstairs Wc

Window to rear. Low level flush and pedestal wash hand basin installed.

Garage

Up and over door to front. Meters housed on side wall. Electrics installed.

Landing

Window to side. Loft access available with an integral ladder and benefitting from being fully boarded. Access to built in cupboard housing boiler. Doors to all upstairs rooms.

Bedroom One

Window to front. Coving. Fitted wardrobes installed.

Bedroom Two

Window to rear. Coving.

Bedroom Three

Window to front. Built in over stairs storage.

Family Bathroom

Three piece suite comprising of; bath with mains fed shower unit over, vanity unit wash hand basin and low level flush Wc. Fully tiled walls and vinyl tiled flooring. Window to rear.



Rear of Property

Slabbed dining patio area with some steps leading up to the main garden, mainly laid to lawn. Mature shrubbery surrounding the main garden on its borders. An alternative dining patio area is available at the rear of the garden laid to shale chippings.

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.

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