



**2 Brookwillow Road**  
Halesowen, B63 1BS

**Asking Price £340,000**

### Property Description

Nestled in the desirable area of Brookwillow Road, Halesowen, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Families will appreciate the proximity to Lutley Primary School, which is just a short walk away, making the morning school run a breeze. The location is highly sought after, known for its friendly community and excellent local amenities.

The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining, an extended fitted kitchen/breakfast room, separate utility space, downstairs shower room, three bedrooms and upstairs bathroom with separate WC.

To the rear of the property is a well maintained, enclosed rear garden and to the front is ample off road parking leading to an integral garage. One not to be missed, so arrange a viewing today. EPC - D / CT Band - C

### Approach

Tarmacked sloping driveway with decorative block paved borders, with a raised, well maintained front rear garden laid to lawn. Front porch door and garage door access available.

### Porch

Window to front. Door into:

### Entrance Hall

Stairs leading to first floor accommodation. Coving. Doors to both reception rooms and fitted kitchen/breakfast room.

### Front Reception Room

Window to front. Gas fire with marble surround. Coving.

### Rear Reception Room

Sliding door to rear. Window to side. Gas fire with wood surround. Coving.

### Extended Fitted Kitchen/Breakfast Room

A 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, built in electric double oven and grill and an integral counter fridge. Ideal combi boiler installed within cupboard on wall and under stairs storage/pantry available. Internal door into utility room and windows to side and rear. Partly tiled walls and tiled flooring.

### Utility Room

French patio doors opening to rear. Plumbing for a washer installed. Sliding door to:

### Downstairs Shower Room

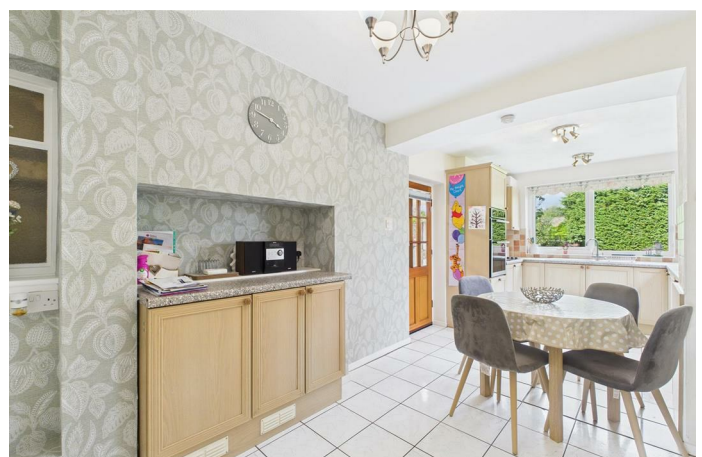
Three piece suite comprising of; low level flush WC, pedestal wash hand basin and a double walk in shower enclosure with mains fed shower unit installed. Sliding door into:

### Garage

Up and over door to front. Gas meter installed.

### Landing

Window to side. Loft access available: boarded. Doors to all upstairs rooms.



### Bedroom One

Window to rear.

### Bedroom Two

Window to front.

### Bedroom Three

Window to front.

### Separate WC

Window to side. Low level flush WC installed.

### Family Bathroom

Three piece bathroom suite comprising of; paneled bath, separate single shower cubicle with mains fed shower unit installed and a pedestal wash hand basin. Windows to rear. Partly tiled walls and tiled flooring.

### Rear of the Property

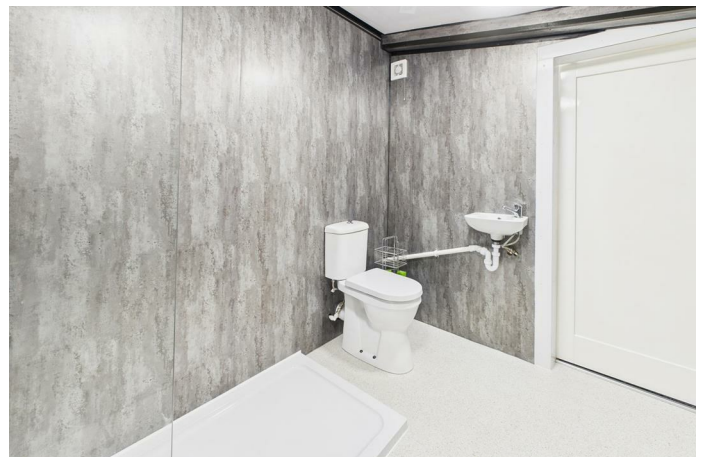
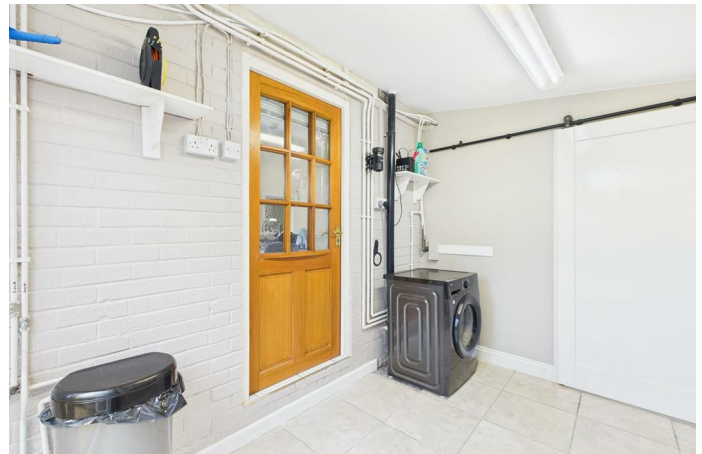
Slabbed dining patio area with block paved decorative borders, with a rear garden mainly laid to lawn with well maintained shrubbery on its borders.

### 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>**

118.9 m<sup>2</sup>  
1280 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 1.5 m/5 ft.

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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