Bloore King & Kavanagh
Sales & Lettings

8 Clyde Avenue

Halesowen, B62 9PW

Asking Price £330,000

Approach
Large sloping tarmacked driveway to the front offering off road parking for up to five vehicles, with decorative block paved borders. Mature lavender and Pampas grass flowers provide clear separation to the neighboring property.

Entrance Hall
Laminate flooring laid. Stairs to first floor accommodation. Door into:

Lounge/Diner
Window to front, and window and sliding door to rear offering access to the rear of the property. Large under stairs store available. Gas fire installed with limestone surround and hearth. Laminate flooring. Coving. Internal door into:

Fitted Kitchen
Good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, fitted extractor hood installed with recess underneath for a freestanding cooker and plumbing for a washer. Side patio door offering side access to the property. Partly tiled walls and laminate flooring.

Landing
Loft access available. Built in cupboard ideal for storage. Doors leading to all upstairs rooms.

Bedroom One
Window to front. Built in cupboard available.

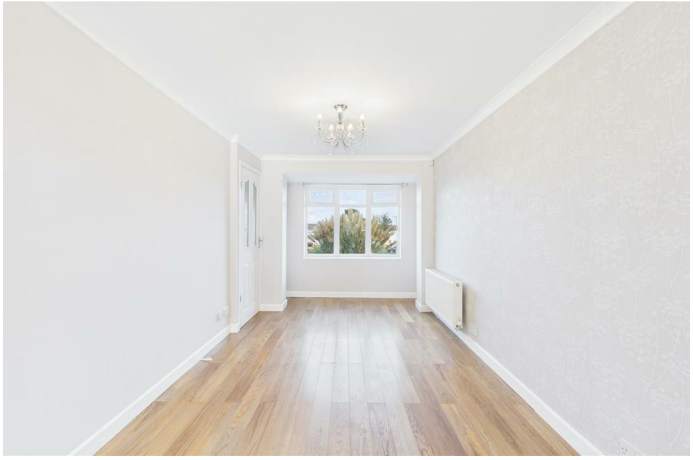
Bedroom Two
Window to rear.

Bedroom Three
Window to front. Built in cupboard.

Bathroom
Three piece bathroom suite comprising of; panelled bath with electric shower unit fitted over, vanity unit wash hand basin and low level flush WC. Heated towel rail. Fully tiled walls and tiled flooring. Window to rear.

Integral Garage
Up and over door to front. Electrics installed. Housing combination boiler on side wall.

Rear of Property
South facing enclosed rear aspect. Slabbed dining patio area available with a hard-scaped, low maintenance sloping garden laid mainly to Cotswold stone chippings with mature shrubbery on it's borders. Dual side access available.

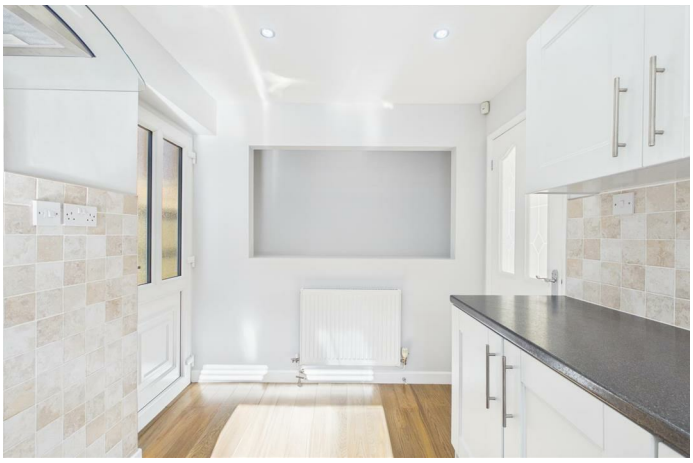


Freehold

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.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements