Bloore King & Kavanagh
Sales & Lettings



100 Kent Road

, Halesowen, B62 8PD

Offers Over £350,000

3 1 2 D

OFFERED WITH NO UPWARD CHAIN
A beautifully presented and extremely spacious three bedroom DETACHED property situated on a generous plot with a wonderful and SUBSTANTIAL ANNEXE BUILDING TO THE SIDE comprising a kitchen, shower room, and a comfortable lounge area.

This lovely family home comprises; porch, entrance hall, lounge and separate dining room, fitted kitchen, three good sized bedrooms and a contemporary shower room.

To the front is a tarmac driveway providing off-road parking leading to the separate building to the side.

To the rear is a well-maintained garden featuring a charming summerhouse which is perfect for relaxing or entertaining.

Offering no upward chain and available to view immediately. EPC: D // CT Band: D







The Property
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Location
Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre. The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.
Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.
The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

Separate Annexe Building To The Side 21'1" x 13'10" (6.43m x 4.24m)
The property is further enhanced by a substantial and versatile building situated to the rear and side of the property. Being thoughtfully arranged comprising a well-appointed kitchen, a modern shower room, and a comfortable lounge area, this superb space lends itself to a variety of uses. Offering both practicality and privacy, it represents a valuable and highly desirable addition to the home.
NB// No building regulations in place

Porch
Double doors to front. Door into:

Entrance Hall
Stairs to first floor accommodation.

Lounge 22'10" x 10'11" (6.98m x 3.33m)
Laminate flooring. Built in media wall with integral electric fire units. Bi-fold doors opening onto rear decked terrace area. Doors into hallways and fitted kitchen.

Dining Room 13'5" x 11'3" (4.09m x 3.45m)
Window to front. Laminate flooring. Low-level units installed with additional storage and shelving. Incorporating an under counter freestanding fridge.

Kitchen 17'3" x 8'7" (5.28m x 2.64m)
Window to rear with tiled flooring. A good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, an integral double electric oven and grill, four ring induction hob with extractor hood over and an integral dishwasher. Plumbing for a washing machine. Door to side.

Landing
Doors to all upstairs rooms. Window to rear.

Bedroom One 13'6" x 11'3" (4.14m x 3.45m)
Window to front. Carpeted throughout.

Bedroom Two 11'5" x 9'10" (3.48m x 3.00m)
Window to front. Laminate flooring throughout.

Bedroom Three 9'6" x 6'0" (2.92m x 1.85m)
Window to rear. Carpeted throughout.

Shower Room 7'10" x 6'2" (2.41m x 1.88m)
Window to rear. Three piece suite comprising of; low level flush WC installed within a vanity unit wash hand basin and a double walk in shower enclosure with mains fed shower unit installed. Tiled flooring.

Rear of Property
Raised decked terraced area with steps leading to garden laid to lawn with overgrown shrubbery on its rear boundary, offering a great deal of privacy throughout. Access to summerhouse and additional outbuilding.

Summerhouse
Contemporary fitted throughout. Perfect for relaxing or entertaining.

Outbuilding Shower Room 8'0" x 3'10" (2.46m x 1.17m)
(No building regulations)

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

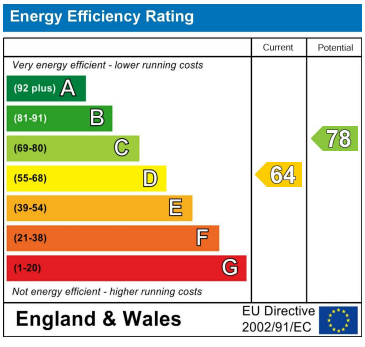
Area Map



Floor Plans



Energy Efficiency Graph



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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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