



**11 Haswell Road**  
**Halesowen, B63 1DA**

**Offers In The Region Of £310,000**

### The Property

A three bedroom semi detached family home in the ever popular Hasbury area of Halesowen situated close to good schools and amenities.

The property is in need of some updating however it benefits from gas central heating, double glazing and briefly offers: porch, entrance hall, dining room, extended lounge, fitted kitchen, landing three bedroom and a family bathroom.

To the front of the property is a paved driveway providing off road parking for several vehicles and garage. To the rear is an enclosed mature garden laid to lawn with patio area and garden shed. Side access gate.

EPC: TBA // Council Tax Band: D

### Porch

UPVC doors to front

### Entrance Hall

Stairs to first floor with understairs cupboard. Coving.

### Extended Lounge

Windows and door to garden. Electric fire with brick surround. Coving.

### Dining Room

Bay window to front. Electric fire with brick surround. Coving.

### Kitchen

Window and door to rear. A good range of eye and low level units incorporating: stainless steel sink and drainer, space for a cooker with extractor hood over, space for a fridge freezer and washing machine.

### Landing

Access to boarded loft space and window to side.

### Bedroom One

Bay window to front.

### Bedroom Two

Window to rear.

### Bedroom Three

Window to front and storage.

### Family Bathroom

Window to rear. Four piece suite comprising: Panelled bath, single shower cubicle, pedestal wash hand basin and low level WC.

### Garage

Metal side hinged doors to the front. Wall mounted gas boiler.

### Outside

FRONT: Laid to lawn with artificial grass. Paved driveway leading to the garage and side access gate. (Side access shared with neighbor)

REAR: A fully enclosed rear garden laid mainly to lawn with mature planted borders, patio area and garden shed.

### Tenure

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.

### Covenants

At all times to maintain good and substantial fences or hedges on the sides of the land marked with a letter "T" within the boundary of the said land on the plan annexed to the Scheduled Leases

3. To pay a reasonable proportion of the expense of constructing repairing rebuilding and cleansing (if any) all party sewers drains pipes watercourses and other things the use of which is common to the said premises and the occupiers of any adjoining or neighbouring premises and such proportion in the case of dispute shall be

conclusively determined by the Vendor's Architect for the time being

4. Not to build or permit or suffer to be built or erected any Title number WM80245 2 of 3 Schedule of restrictive covenants continued building (save as hereinbefore provided) on the said premises nor to make any additions or alterations to any buildings on the land hereby conveyed except in accordance with the plans and specifications previously approved by the Vendors' Architect in relation thereto and not to build or erect or permit the building or erection of any front

wall fence or hedge fronting to or near to the road to which the land hereby conveyed fronts





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