



Mardith Maypole Hill
Halesowen, B63 2NZ

Offers In The Region Of £249,750

A Three bedroom very well presented semi detached property close to local amenities including Cradley Train Station, ideal for commuters.

This lovely family home benefits from: stripped wooden doors, gas central heating, double glazing, conservatory and briefly offers: storm porch, entrance hall with useful storage, lounge, open plan kitchen diner opening to the conservatory, landing three bedrooms and a lovely family bathroom.

To the front of the property is off road parking and a side access gate leads to the enclosed garden with seating area. EPC tba, Council Tax Band B.

Storm Porch

Cupboard housing electric meter.

Entrance Hall

UPVC door to front. Stairs to first floor and understairs storage cupboard, with Gas boiler, fuse box and gas meter. Panelled walls and smoke alarm. Laminate flooring.

Lounge

Bay window to front, feature fire surround. Coving and laminate flooring.

Kitchen Diner

Window to rear. Lovely range of eye and low level units incorporating: 1 1/2 bowl ceramic sink, space for a washing machine, slimline dishwasher and cooker. Extractor fan and laminate flooring.

Dining Area: Feature brick fireplace with electric log burner effect fire. Storage cupboard.

Conservatory

French doors to garden. Laminate flooring. Air conditioning unit available by separate negotiation.

Landing

Window to side. Access to partially boarded loft space with light and ladder.

Bedroom One

Window to rear and fitted wardrobes. Feature fire surround. Coving.

Bedroom Two

Window to front, fitted wardrobes and laminate flooring. Coving.

Bedroom Three

Window to front and laminate flooring.



Bathroom

Window to rear. Three piece suite comprising: paneled bath with shower over, pedestal wash hand basin and low level WC. Extractor fan.

Outside

FRONT: Off road parking and lawned area. Side access gate.

REAR: Laid to lawn with seating area. Brick built storage. Light.

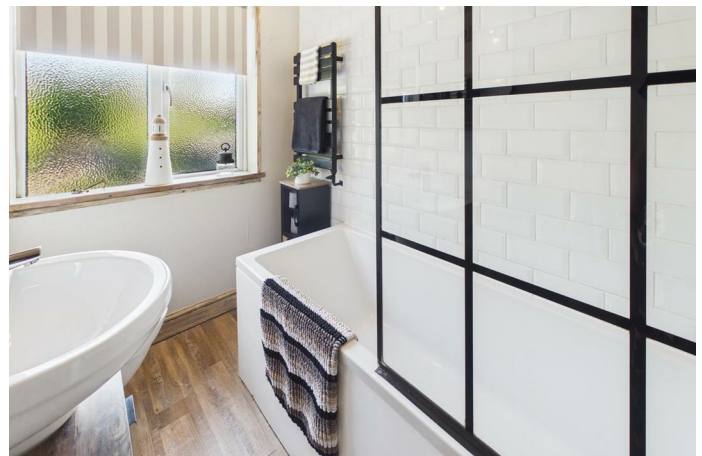
Freehold

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

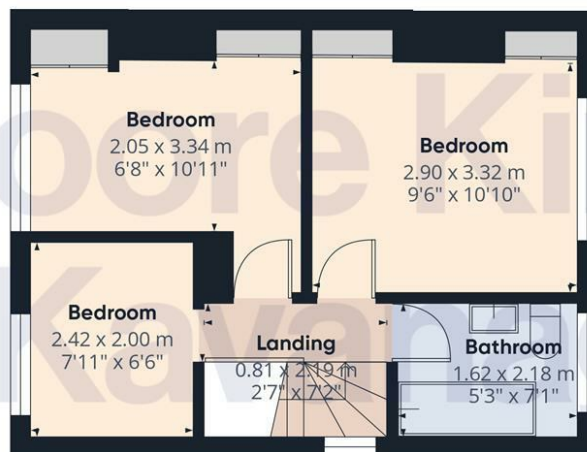
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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⁽¹⁾
72.6 m²
780 ft²

(1) Excluding balconies and terraces

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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