

11A Alma Street
Halesowen, B63 2JD

Offers Over £240,000

Property Description

A perfect opportunity to view this three bedroom, semi detached style property in a popular B63 location. Close to frequent transport links offering short commutes to the surrounding areas and within walking distance to local amenities also.

This well presented property is briefly comprising of; porch, entrance hallway, fitted kitchen, dining area through to main lounge, conservatory, three good sized bedrooms, upstairs shower room and separate WC.

Additional to all this, the property benefits from a converted garage to the rear, an ideal office or separate living space. Off road parking is also available outside of the garage, access via Cradley Fields. Further rear access to the rear of the property also available.

EPC - C / CT Band - B

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.

Front of Property

On street parking available. Raised front gardens mainly laid to lawn with some shrubbery on its borders. Further side access available.

Entrance Porch

Windows to side. Patio door to front and door into:

Entrance Hall

Coving. Vinyl flooring and stairs leading to first floor accommodation. Doors into fitted kitchen and dining area.

Fitted Kitchen

Window to front. Good range of eye and low-level units incorporating: 1 1/2 ceramic sink and drainer unit, built in electric hob with fitted extractor over, built in electric double oven and grill, recess for a tall freestanding fridge freezer, recess for a dryer and plumbing for a washer. Partly tiled walls and tiled flooring.

Dining Area

Sufficient space available for a good sized dining table. Opening into:

Main Living Space

Gas fire installed with marble hearth and wooden surround. Vinyl flooring throughout. Understairs cupboard storage available. Window to rear and sliding door into conservatory.

Conservatory

French patio doors and windows to the rear. Laminate flooring.

Landing

Loft access available. Doors to all upstairs rooms.

Bedroom One

Windows to rear. Coving.



Bedroom Two

Window to front. Coving.

Bedroom Three

Window to front. Coving. Over stairs built in store.

Upstairs Shower Room

Two piece suite comprising of; double shower enclosure with mains fed shower unit installed and a pedestal wash hand basin. Partly tiled walls and vinyl flooring. Window to side. Built in airing cupboard housing boiler.

Separate WC

Window to side. Vinyl flooring. Low level flush WC.

Converted Garage Space

Well presented throughout with fixed heating and air-conditioning installed. An ideal office or separate living space.

Rear of the Property

Rear garden mainly laid to lawn with matured shrubbery in raised flower beds on its borders. Side access available and access to converted detached garage. Further rear access available leading to the off road parking space to the rear. Large outhouse/workshop shed installed.

Freehold

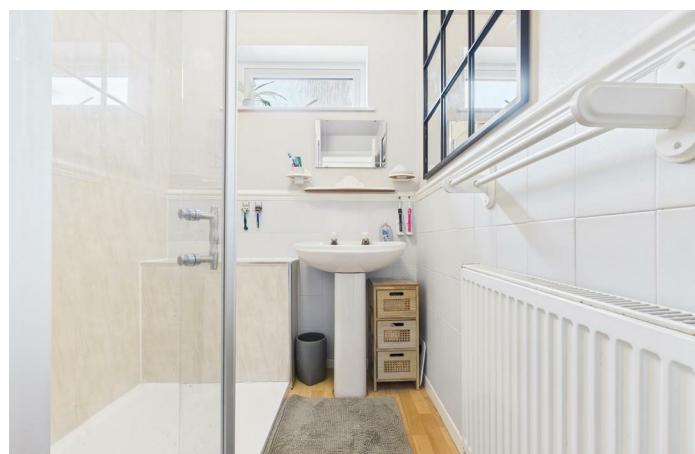
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

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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