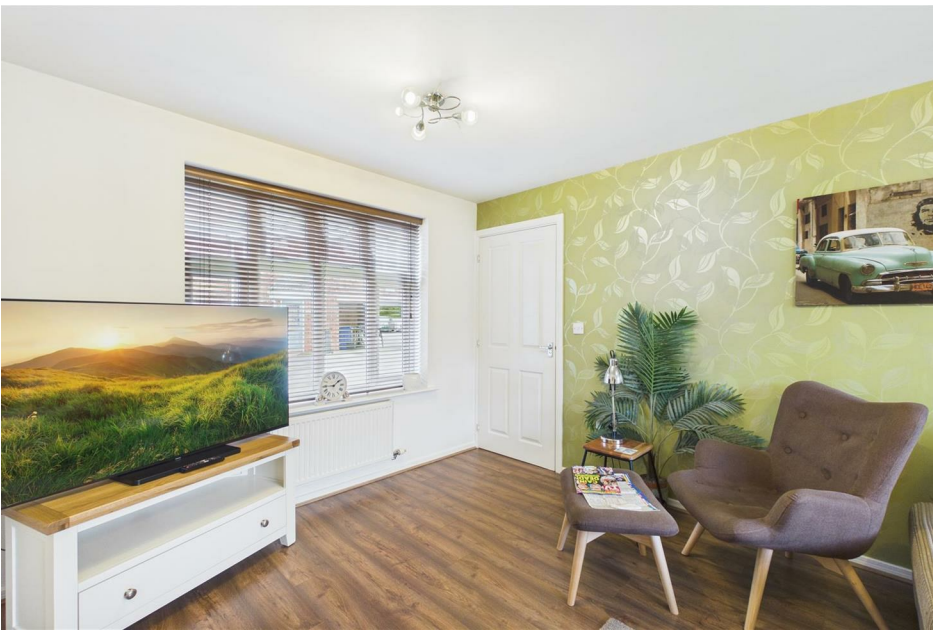




Bloore King & Kavanagh

Sales & Lettings



10 The Infield
Halesowen, B63 2TF

Asking Price £250,000

A delightful modern semi detached house on this maturing development, displaying a wide frontage on a corner position. Having gas central heating & UPVC double glazing throughout and allocated parking to the rear of the property.

Benefitting from having NO UPWARD CHAIN, the property is briefly comprising of; entrance hall, downstairs cloakroom, lounge, fitted breakfast kitchen, three bedrooms and a house bathroom.

There is a low maintenance rear garden offering through access to communal and allocated parking to the rear. Please contact us today to arrange a viewing.

EPC - C / CT Band - C. EV charging point.

Entrance Hall

2.20m x 2.78m (7'2" x 9'1")

Measured at widest point

Downstairs Cloakroom

1.42m x 1.39m (4'7" x 4'6")

Low level toilet and pedestal wash hand basin. Measured at widest point.

Lounge

4.88m x 3.03m (16'0" x 9'11")

Front facing window.

Fitted Breakfast Kitchen

4.16m x 4.88m (13'7" x 16'0")

Good range of eye and low-level storage units incorporating: stainless steel sink with drainage, built in gas hob with fitted extractor over, integral electric oven/grill and plumbing for a washer. Front facing window with additional access to the rear of the property. Measured at widest point

Bedroom One

5.36m x 2.88m (17'7" x 9'5")

Fitted wardrobe. Front facing window. Measured at widest point

Bedroom Two

3.47m x 3.08m (11'4" x 10'1")

Fitted wardrobe. Front facing window. Measured at widest point

Bedroom Three

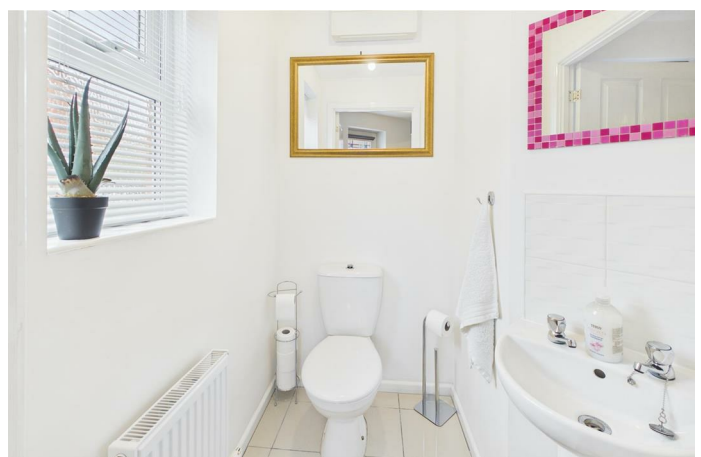
2.36m x 2.01m (7'8" x 6'7")

Rear facing window.

House Bathroom

1.93m x 1.87m (6'3" x 6'1")

Three piece suite comprised of: Bath with mains fed shower over, pedestal wash hand basin and low level toilet. Measured at widest point.



Outside

FRONT: Lawned area with pathway to front door.

REAR: Enclosed garden laid to lawn with patio area. EV charging point.

Costs

Castle Estates: Annual Service Charge for 2026 £274.00 per annum/ £22.23 per month.

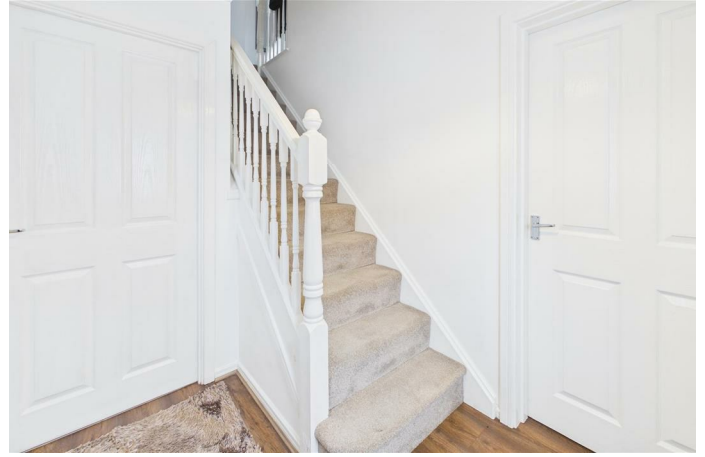
Freehold

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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