Bloore King & Kavanagh
Sales & Lettings









100 Fairmile Road

Halesowen, B63 3QD

Offers In The Region Of £275,000

The Property
A beautifully presented THREE BEDROOM semi detached property situated on this ever popular estate in Halesowen.

This lovely family home has gas central heating, double glazing and briefly comprises: front reception room, lounge with french doors leading out to the garden, kitchen breakfast room with integrated appliances, three bedrooms and a family bathroom.

To the front of the property is a block paved driveway and side access gate. To the rear is a fully enclosed garden with patio seating area.
Council Tax Band: C // EPC: D.

Front Reception
UPVC door to front and door to garage and lounge. Laminate flooring. Stairs to first floor.

Lounge
French doors to garden. Wall mounted electric fire and coving. Wall lights.

Breakfast Kitchen
Window to side, door and window to rear. Lovely range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, eye level self cleaning Siemens double oven, induction hob with extractor over, integrated fridge freezer, dishwasher and separate freezer. Tile flooring.

Landing
Window to side. Overstairs storage cupboard. Access to boarded loft space with light and ladder.

Bedroom One
Window to rear and laminate flooring.

Bedroom Two
Window to rear and laminate flooring.

Bedroom Three
Window to front. 'L' shaped room with laminate flooring

Bathroom
Window to side. Three piece suite comprising: 'P' shaped panel bath with mains fed shower over, pedestal wash hand basin and low level WC. Heated towel rail.

Garage
Up and over door to rear, door to front reception. Gas meter. Gas boiler, power and light. Space and plumbing for a washing machine.









Outside

FRONT: Block paved driveway area to front, side access gate.

REAR: Enclosed garden laid to lawn with paved patio area.

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.











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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 are 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