



**30 Links View**  
Halesowen, B62 8SS

**Asking Price £510,000**

## The Property

We are pleased to offer for sale this FOUR BEDROOM DETACHED PROPERTY in a quiet cul de sac position on Abbeyfields Estate situated on the edge of Leasowes Park.

This substantial family home has gas central heating, double glazing and briefly comprises: Entrance hall, downstairs WC, spacious living room with through dining area, fitted kitchen, and utility room. To the first floor are four excellent size bedrooms with ensuite to the master along with family bathroom. The property also has a double garage.

To the front is a block paved driveway providing off road parking with lawned garden to the side. To the rear is a lovely fully enclosed garden laid to lawn with block paved patio seating area. EPC: D // Council Tax Band: F OFFERED FOR SALE WITH NO UPWARD CHAIN

## Location

This wonderful family home is located in an enviable position on Links View within the prestigious Abbeyfields Estate. Situated adjacent to Leasowes Park with its fabulous grounds, walks and Priory Pool. The parkland is now listed Grade I on English Heritage's Register of Parks and Gardens and the home of the Halesowen Golf Club.

Halesowen Town Centre is only a short distance away and there are plenty of schools, shops and amenities all close by. There are excellent transport links in the area and junction 3 of the M5 Motorway is only minutes away.

## Frontage

To the front of the property is a block paved driveway providing off road parking. To the side is a lawned garden. Side access.

## Entrance Hall

Stairs rise to the first floor.

## WC

Downstairs WC featuring a lovely range of vanity units incorporating low level WC and wash hand basin.

## Lounge

A spacious open plan lounge diner featuring a fireplace with marble surround and patio door leading to the garden.

## Dining Room

Dining area with window to the side.



## Kitchen

A fitted kitchen featuring a range of eye and low level units incorporating: stainless steel double sink and drainer, integrated gas hob with extractor over, integrated eye level electric double oven, and integrated dishwasher. Breakfast bar. Window to the rear.

## Utility Room

Separate utility room with low level unit incorporating a sink and drainer. Plumbing and space for a washing machine and drier. Door to the side.

## Landing

Doors to all first floor room.

## Master Bedroom

Featuring wardrobes, furniture and door to ensuite. Window to the rear.

## Ensuite

Ensuite to the master bedroom with a three piece suite comprising: panelled bath with shower over, vanity unit wash hand basin and low level WC. Window to the side.

## Bedroom Two

Window to the rear.

## Bedroom Three

Window to the front.

## Bedroom Four

Window to the front.

## Family Shower Room

A beautifully appointed shower room featuring a three piece suite comprising: a range of vanity units incorporating a low level WC and wash hand basin. Corner shower cubicle. Window to the side.

## Double Garage

A double garage with up and over door to the front and rear access door. Power and light.

## Rear Garden

To the rear of the property are beautiful gardens with block paved patio seating area. Beyond are two tiered lawns featuring steps in between, laid mainly to lawn with mature planting and borders.

## 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 (The property is freehold however there is a secondary leasehold contained within the freehold title - the vendors confirm this will be discharged/removed from the title prior to completion further details upon request





**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.