



## 42 Alexandra Road

, Halesowen, B63 4DA

Asking Price £360,000



A well presented and substantially extended FOUR BEDROOM semi detached family home in a great location close to local amenities and Schools.

This lovely property benefits from gas central heating, double glazing and briefly offers: entrance hall, lounge, beautifully appointed open plan kitchen diner with breakfast bar and french doors to the garden, spacious family room and separate utility room. To the first floor are four bedrooms; the master with ensuite shower room and a family bathroom.

To the front of the property is off road parking and a small garden area to the side. To the rear is an enclosed garden with patio area and artificial grass. EPC: TBA // Council Tax band B.



## The Property

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### Entrance Porch

Window to front

### Entrance Hall

Door to front and stairs to first floor. Feature Radiators.

Lounge 14'0" x 14'3" into bay (4.27m x 4.35m into bay)

Bay window to front. Coving and wall mounted electric fire.

Family Room 9'5" x 17'8" (2.89m x 5.4m)

Window to front. Inset for TV.

Kitchen Diner 8'4" x 14'11" at widest point (narrows to 11'2") (2.55m x 4.55 at widest point (narrows to 3.42m))

Window and French doors to rear. Beautiful range of eye and low level units with lovely breakfast bar, incorporating: 1 1/2 bowl sink, eye level electric double oven, five ring gas hob, built in fridge freezer and pantry cupboard. Tile flooring.

Utility Room 7'1" x 9'5" at widest point (2.18m x 2.88m at widest point)

Window to side and door to rear. Counter top with stainless steel sink, space for washing machine and tumble dryer.

### Landing

Access to loft space.

Bedroom One 9'6" x 11'9" (2.92m x 3.6m)

Window to rear. Coving.

Ensuite 9'4" x 2'8" (2.87m x 0.82m)

Window to rear. Three piece including: shower cubicle, low level WC and vanity unit wash hand basin. Towel rail.

Bedroom Two 8'11" x 12'0" (2.73m x 3.66m)

Window to front.

Bedroom Three 7'0" x 11'1" (2.14m x 3.4m)

Window to rear.

Bedroom Four 7'8" x 8'1" (2.34m x 2.48m)

Window to rear.

Bathroom 6'4" x 7'3" (1.94m x 2.23m)

Window to front. Three piece suite comprising: L shaped bath with shower over, vanity unit wash hand basin and Low level WC.

### Outside

FRONT: Driveway to front and small garden to side.

REAR: Enclosed garden with artificial lawn and patio area. Side access gate.

### 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.

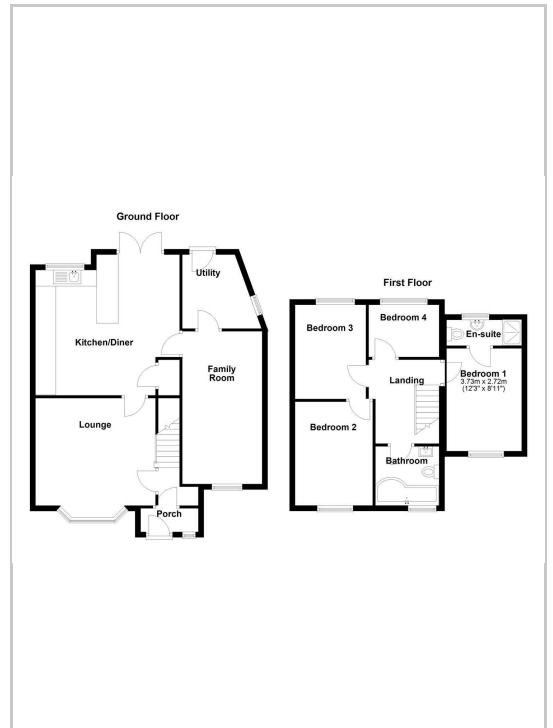
### Brochure Declaration

**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.

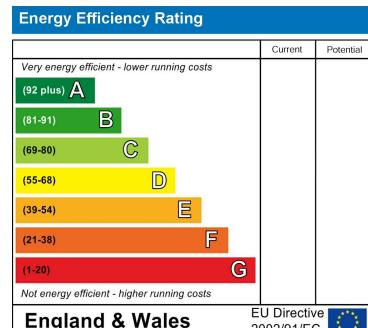
## Area Map



## Floor Plans



## Energy Efficiency Graph



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