



42 Instone Road
Halesowen, B63 4SA

Asking Price £275,000

The Property

A very well presented and spacious THREE DOUBLE BEDROOM semi-detached property in this sought after location close to Halesowen Town Centre.

This lovely family home has gas central heating, double glazing and briefly comprises: entrance hall with storage, 'L' shaped lounge diner with patio doors leading to the garden, kitchen, three double bedrooms, beautifully appointed bathroom and garage.

To the front is a block paved driveway providing off road parking and to the rear is a garden laid to lawn with patio seating area and side access.

A wonderful property in a great location which really needs to be viewed to appreciate.

EPC: D // Council Tax Band: B

Location

Instone Road is in a great location situated just 0.5 mile from Halesowen Town Centre.

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.

Entrance Hall

Stairs rise to the first floor. Large storage cloaks cupboard. Laminate floor.

Lounge Dining Room

A wonderful spacious L shaped lounge diner with feature fireplace, laminate flooring and patio door leading to the garden.

Kitchen

A newly fitted kitchen featuring a range of eye and low level units with wood effect work surfaces incorporating: space for stand alone cooker, space and plumbing for a washing machine and dishwasher and space for a fridge freezer. Window to the rear. Door leads to the side access.

Landing

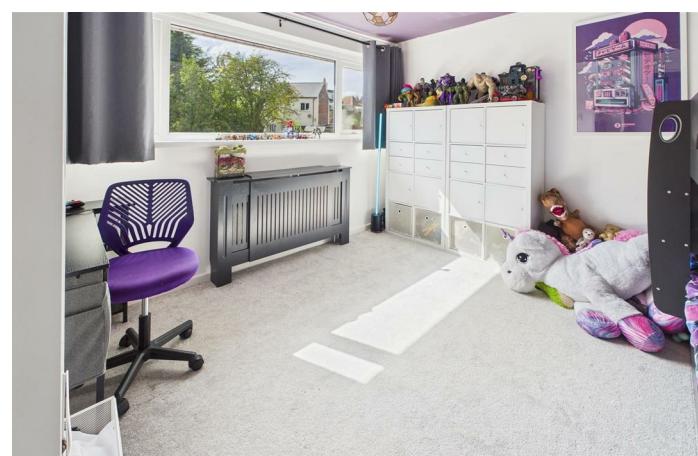
Access to the loft space. Window to the side.

Bedroom One

Window to the rear.

Bedroom Two

Window to the front. Overstairs cupboard. Laminate flooring.



Bedroom Three

Window to the rear.

Bathroom

Beautifully appointed bathroom featuring a panelled bath with shower over, low level WC and wonderful vanity unit wash hand basin. The bathroom also feature porcelain tiled flooring and walls. Chrome heated towel rail. Window to the front.

Garage

Side hinged doors to the front. Power and light.

Outside

Front: A block paved driveway provides off road parking and side access leads to the rear garden.

Rear: A fully enclosed rear garden laid to lawn with patio seating area. Wooden shed.

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾

95.1 m²

1024 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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