Bloore King & Kavanagh
Sales & Lettings









10 Garland Crescent

Halesowen, B62 9NJ

Offers In The Region Of £315,000

Approach
Block paved driveway to front offering off road parking for up to two vehicles. Access to front porch and garage. Raised flower bed laid to stone chippings.

Entrance Porch
Windows to front and side. Tiled floor. Door into:

Entrance Hallway
Stairs to first floor accommodation. Coving. Under stairs cupboard housing gas meter. Laminate flooring. Doors into through lounge/diner and fitted breakfast kitchen.

Through Lounge Diner
Gas fire installed within wooden surround. Coving. Windows to front, side and rear. Access door to rear also.

Fitted Breakfast Kitchen
Windows to rear and side. Good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in gas hob with fitted extractor hood over and an integral gas double oven and grill. Housing boiler. Partly tiled walls and tiled flooring. Door into:

Utility Room
Tiled throughout. Window and access door to rear. Plumbed for a washing machine and recess for a freestanding dryer.

Downstairs Wc
Low level flush Wc and pedestal wash hand basin installed. Window to side.

Garage
Up and over door to front. Electrics installed. Rear access door.

Landing
Window to side. Access to all upstairs rooms.

Bedroom One
Bay window to rear.

Bedroom Two
Bay window to front.

Bedroom Three
Window to front. Loft access available.

House Bathroom
Three piece suite comprising of; panelled bath with mixer shower over, pedestal wash hand basin and low level flush Wc. Window to rear. Partly tiled walls and vinyl flooring. Built in storage available.









Rear of Property

Slabbed dining patio area. Rear garden mainly laid to lawn with raised flower beds and mature shrubbery on its borders. Shed and additional greenhouse erected to the rear.

Freehold

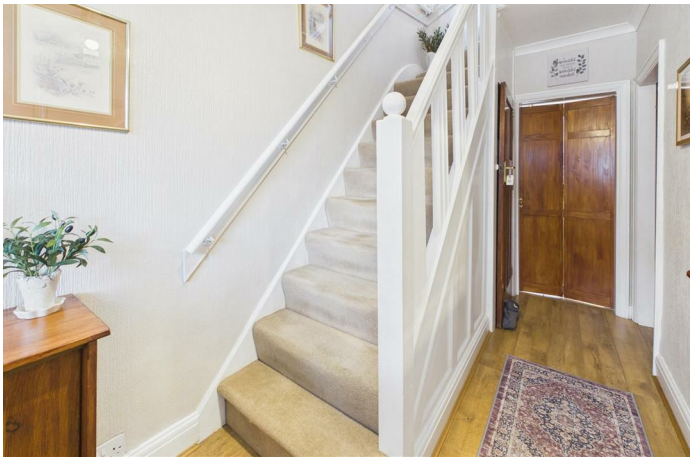
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

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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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