Bloore King & Kavanagh
Sales & Lettings

34 Westbourne Road

Halesowen, B62 9NE

£285,000

The Property
A beautifully presented THREE BEDROOM semi detached family home in this wonderful quiet cul de sac location.

This lovely family home has gas central heating, double glazing and briefly offers: porch, entrance hall, lounge, kitchen diner with integrated appliances, conservatory, three bedrooms and a family bathroom.

To the front of the property is a gravelled driveway providing off road parking. A side access gate leads to the substantial rear garden which is laid to lawn with a patio area, decked seating area and space for a large shed.

EPC D, Council Tax Band B.

Porch
Door to the front and to entrance hall.

Entrance Hall
Door to front and stairs to first floor.

Lounge
Bay window to the front, fire surround and coving.

Kitchen Diner
Windows to the side and rear. Lovely range of eye and low level units with oak counter top incorporating: stainless steel sink and drainer, gas hob with extractor hood over. Integrated fridge freezer, dishwasher, microwave and oven. Freestanding washing machine. Understairs cupboard housing gas boiler and consumer unit.

Conservatory
French doors to the garden, radiator and laminate flooring.

Landing
Window to the side and loft access.

Bedroom One
Bay window to the front and coving.

Bedroom Two
Window to the rear and laminate flooring.

Bedroom Three
Window to the front.

Bathroom
Window to the rear. Three piece suite comprising: panelled bath with shower over, vanity unit wash hand basin and low level WC. Chrome heated towel rail. Fully tiled walls and floor. Extractor.

Outside

FRONT: Gravel driveway providing off road parking.

Side: Access gate leads to the rear garden.

REAR: A wide garden laid to lawn with patio and decked seating areas. Brick store and space for a large shed (available by separate negotiation)

Property Information

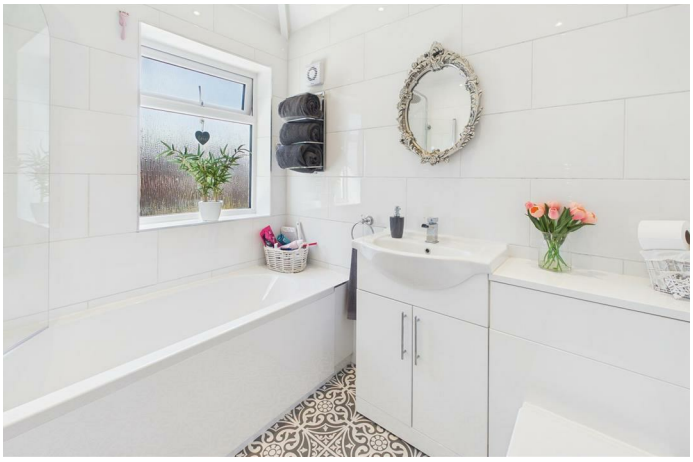
The property was underpinned over 30 Years ago.

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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8 Hagley Road
Halesowen
West Midlands
B63 4RG

www.bloorekingkav.co.uk
0121 550 4151
info@bandk.co.uk

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