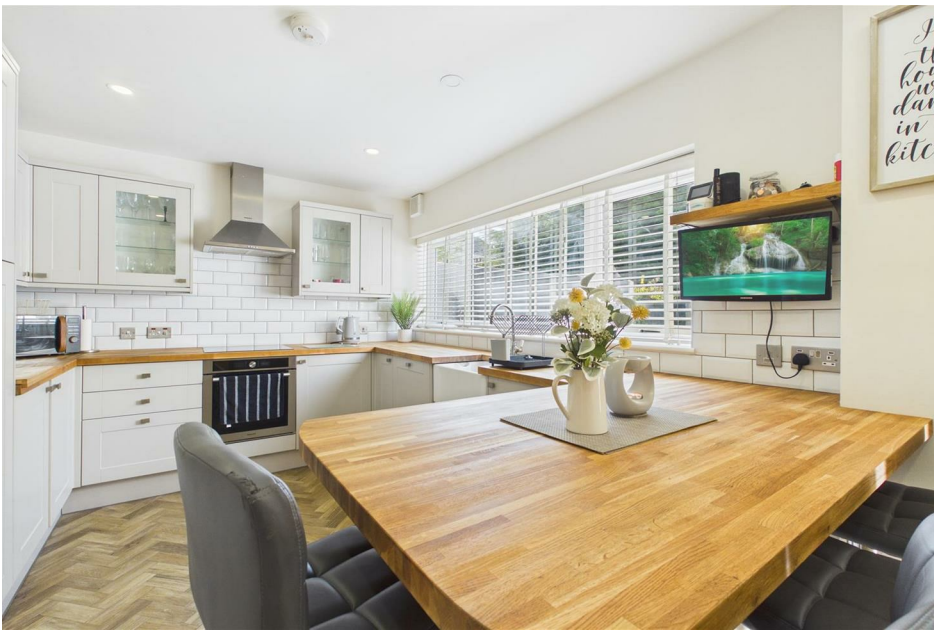




# Bloore King & Kavanagh

Sales & Lettings



**22 Honeybourne Road**  
Halesowen, B63 3EW

**Asking Price £295,000**

### Entrance Hall

Access via side door. Herringbone flooring laid throughout. Built in cupboard housing consumer unit. Opening into open plan fitted breakfast kitchen and through access to rear of property via patio door. Additional door into:

### Utility Room

Plumbing installed for washer with storage space available. Herringbone flooring laid throughout. Window to rear. Concertina door into:

### Downstairs WC

Window to side. Herringbone flooring laid throughout. Low level flush WC installed with vanity unit wash hand basin.

### Open Plan Fitted Breakfast Kitchen

Good range of eye and low-level units incorporating: 1 Belfast ceramic sink built in, built in electric hob with extractor hood built over, built in electric double oven/grill, built in fridge freezer and an integral dishwasher. Hard wood worktops with contemporary breakfast bar available. Partly tiled walls and Herringbone flooring laid throughout. Window to rear. Stairs leading to first floor accommodation with doors to additional store/office space and lounge.

### Lounge

Coving. Windows to front and side.

### Landing

Loft access available, with an integral ladder and lights installed. Window to side. Doors leading to all upstairs rooms.

### Bedroom One

Window to front.

### Bedroom Two

Window to rear.

### Bedroom Three

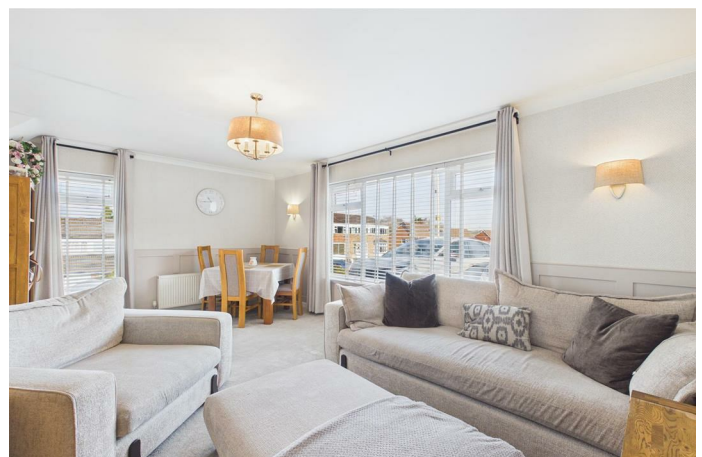
Window to front.

### House Bathroom

Three piece suite comprising of; paneled bath with mains fed shower unit installed over, vanity unit wash hand basin and low level flush WC installed. Heating towel rail installed. Fully tiled walls and vinyl flooring laid. Built in cupboard housing boiler and additional shelving. Window to rear.

### Garage

Up and over door, with additional off road parking to front. Electrics installed throughout, housing meters. Rear access via side door.



## Rear of Property

A well positioned dining patio area with access available from the side of the property. Steps leading down to the low maintenance garden with Astroturf laid. Further steps down offering access to rear of the garage.

## 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.

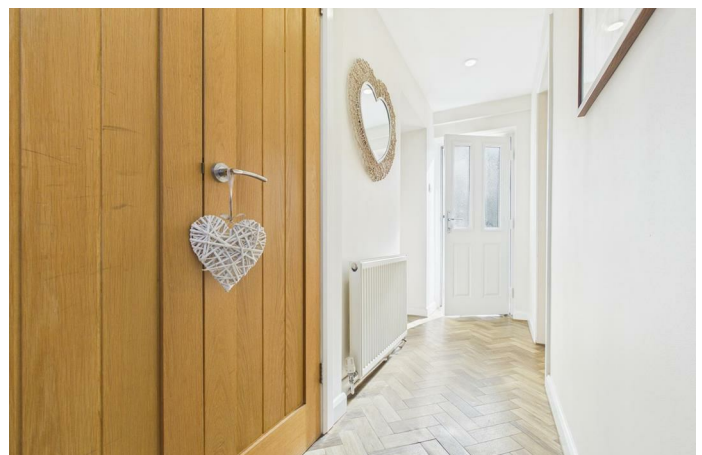
## Brochure Declaration

**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.

## Disclaimer

We have been notified of an adverse survey on behalf of the property from a previous buyer of interest. Further information to be disclosed on request.





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