



143 Greenhill Road
Halesowen, B62 8EZ

Asking Price £399,950

An extended FOUR BEDROOM semi detached family home located close to local schools and amenities and ideal for the commuting to Birmingham.

This lovely home benefits from double glazing, gas central heating, alarm and briefly comprises: porch, entrance hall, large lounge, study /bedroom four, beautiful open plan KITCHEN FAMILY ROOM, downstairs cloakroom, UTILITY, landing, three bedrooms and a family bathroom.

To the front of the property is a large off road parking area and to the rear, a good size garden. EPC D, Council Tax band C.

Porch

UPVC door to front.

Entrance Hall

Stairs to first floor and wooden flooring. Coving.

Lounge

Bay window to front. Fire with stone surround. Coving .

Study/Bedroom Four

Window to front.

Kitchen

Archway to family room and door to utility. Lovely range of eye and low level units with granite worktop incorporating: 1 1/2 bowl inset sink, integrated dishwasher, freestanding 'Belling' range oven, space for a fridge freezer, wine rack and breakfast bar. Laminate flooring.

Family Room

Windows and french doors to garden. Laminate flooring. Hidden door to cloakroom.

Lobby/Cloakroom

Door to cloakroom. Window to rear. Two piece suite comprising: low level WC and vanity wash hand basin.

Utility Room/Front Passage

UPVC door to front. Range of eye and level units incorporating: stainless steel sink and space for a washing machine and dryer. Tile floor. Fuse box.

Landing

Window to side and access to boarded loft space with light and ladder.

Bedroom One

Bay window to front. Coving.

Bedroom Two

Window to rear. Coving.

Bedroom Three

Window to front. Coving.



Bathroom

Window to rear. Three piece suite comprising: P shaped panel bath with Triton shower over, vanity unit wash hand basin and low level WC.

Outside

FRONT: Block paved parking area.

REAR: Laid to lawn with patio area and mature planting.

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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