



Bloore King & Kavanagh

Sales & Lettings



42 Dogkennel Lane
Halesowen, B63 3DB

Offers Over £335,000

Property Description

A beautifully presented and well maintained TWO BEDROOM DETACHED BUNGALOW in a very sought after B63 location of Halesowen. Withing walking distance to Halesowen town centre.

Benefitting from being ready to move into, this spacious property is briefly comprising; spacious entrance hall, lounge, fitted breakfast kitchen diner, two double bedrooms and a shower room. Generous off road parking is offered to the front and side with a garage and an enclosed garden to the rear.

EPC - C / CT - D

Approach

Block paved and mainly tarmacked driveway offering generous off road parking to front and side for at least three cars comfortably. Front gardens available and access to the property via the side. Further side rear access is available also adjacent to access to garage via up and over door.

Entrance Hall

3.89m x 1.78m (12'9" x 5'10")
Loft access available. Doors leading to all rooms available.

Lounge

4.88m x 3.25m (16'0" x 10'7")
Window to front. Electric fire installed.

Fitted Kitchen Diner

5.18m x 3.27m (16'11" x 10'8")
A very well presented range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, freestanding gas cooker with extractor hood built over, an integral slimline dishwasher, freestanding fridge freezer and freestanding washing machine. A focal island is installed centre within the room offering further cupboard and breakfast space. Window to front and access to side. Laid to laminate.

Bedroom One

3.43m x 3.27m (11'3" x 10'8")
Window to rear. Fitted wardrobes and drawer units installed.

Bedroom Two

3.44m x 2.89m (11'3" x 9'5")
Window to rear. Fitted wardrobes and drawer units installed.

Shower Room

2.31m x 1.78m (7'6" x 5'10")
Window to rear. Three piece suite comprising; low level WC, vanity unit wash hand basin and a double shower cubicle with a mains fed shower unit installed.



Rear Garden

Concrete laid pathway via access from fitted kitchen diner and side gate leading up to the top of the garden via several steps. A well maintained lawn is offered with borders surrounding. Access available to the garage via side door.

Garage

4.90m x 2.52m (16'0" x 8'3")

Up and over door to front. Window to side. Electrics available.

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.

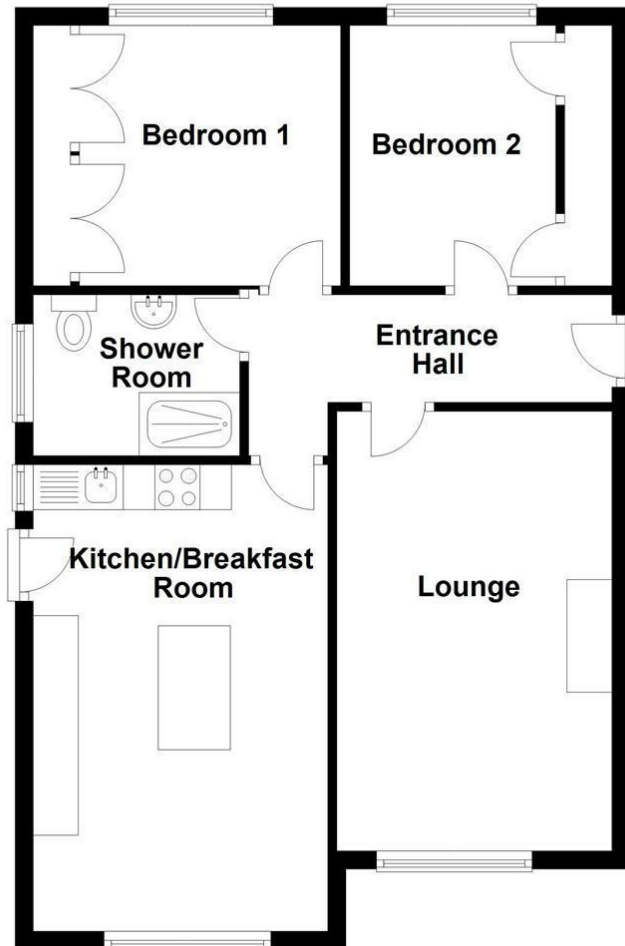
Brochure Declaration

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.



Ground Floor



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