



# Bloore King & Kavanagh

Sales & Lettings



**5 Lyddington Drive**  
Halesowen, B62 8TS

**Offers In The Region Of £275,000**

## The Property

A great opportunity to purchase this TWO BEDROOM detached bungalow with conservatory and garage, in this small cul de sac location.

The property has gas central heating, double glazing and briefly comprises: entrance hall, kitchen, spacious lounge, conservatory, rear lobby, two bedrooms, bathroom and garage.

To the front is driveway parking and there are low maintenance gardens to the side and rear.  
EPC: TBC Council Tax Band: D

## Location

The property is situated at the head of this small cul de sac on the outskirts of Halesowen. Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre. The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network. Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education. The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

## Frontage

The property has driveway parking to the front at the front of the garage and a small low maintenance garden.

## Entrance Hall

Doors to first floor rooms.

## Lounge

3.36m x 6.45m (11'0" x 21'1")

Measured at Widest Point

A spacious lounge with gas fire and patio doors leading to the conservatory.

## Conservatory

2.88m x 4.85m (9'5" x 15'10")

Patio doors leading to the garden. Door to the rear lobby and door to kitchen. Windows to the side and rear.

## Kitchen

2.48m x 3.70m (8'1" x 12'1")

A range of eye and low level units incorporating a stainless steel sink and drainer. Space for a cooker and door leads to the conservatory. Window to the front.

## Rear Lobby

Doors to the front, rear and conservatory.

## Bedroom One

3.14m x 4.39m (10'3" x 14'4")

Bow window to the side.

## Bedroom Two

2.59m x 3.77m (8'5" x 12'4")

Bow window to the side and access to the loft space.



## **Bathroom**

2.29m x 1.96m (7'6" x 6'5")

A four piece suite comprising: panelled bath with shower over, pedestal wash hand basin, Bidet and low level WC. Window to the front.

## **Garage**

2.27m x 4.81 (7'5" x 15'9")

Garage with up and over door to the front, power and light.

## **Rear Garden**

A fully enclosed low maintenance rear garden with planted areas and slabbed patio.

## **Tenure**

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.

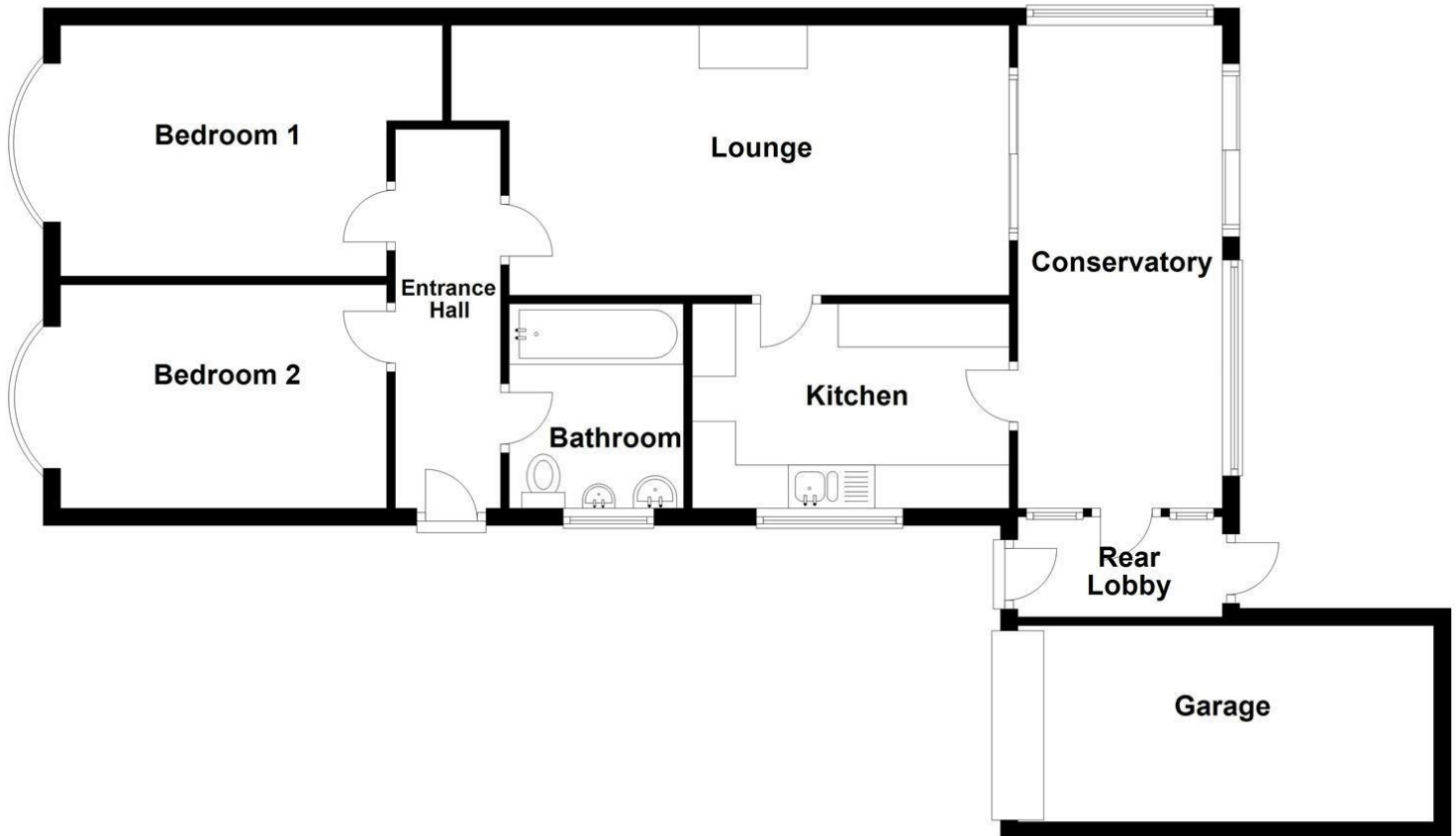
## **Brochure Declaration**

**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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