



Bloore King & Kavanagh

Sales & Lettings



39 Iverley Road
Halesowen, B63 3EP

Asking Price £330,000

The Property

A very spacious THREE STOREY, FOUR BEDROOM Semi detached property with very flexible accommodation situated in this cul de sac location.

This lovely property benefits from roof solar panels providing lower energy bills, gas central heating and double glazing. Briefly offering: Porch, entrance hall with storage, fitted kitchen with integrated appliance, dining room with double doors to the lounge, stairs to lower floor, with large reception room, utility room, cloakroom and conservatory leading to the decked rear garden, On the first floor are four bedrooms, the master bedroom with fitted wardrobes, ensuite bathroom, and a family bathroom.

To the front of the property is a garden laid to lawn with pathway to front door. The separate garage is situated to the left of the properties with tarmac driveway in front providing off road parking. To the rear of the property is a decked garden and side access gate. CT C, EPC - B.

Porch

UPVC door to front.

Entrance Hall

UPVC door to front. Stairs to first floor and understairs storage.

Dining Room

9' 10" x 9' 5" (2.99m x 2.87m)

Window to front, coving and double doors to:

Lounge

16' 1" x 15' 10" (4.90m x 4.82m)

Two windows to rear, gas fire with wooden surround. Coving, door and stairs to lower floor

Kitchen

13' 4" x 7' 0" (4.06m x 2.13m)

Window to front. Good range of eye and low level units incorporating: sink and drainer, freestanding Range Master stove, integrated fridge, freezer and dishwasher. Laminate flooring. coving.

Lower Floor Reception

19' 5" x 16' 2" (5.91m x 4.92m) at widest point

Window and french doors to the conservatory. Laminate flooring.

Conservatory

16' 2" x 10' 10" (4.92m x 3.30m)

French doors and windows to the garden. Radiator. and tiled flooring

Utility Room

8' 8" x 5' 5" (2.64m x 1.65m)

Range of eye and low level units incorporating stainless steel sink and drainer, space and plumbing for a washing machine and drier. Space for a fridge freezer. Door to cloakroom.

Cloakroom

5' 5" x 4' 1" (1.65m x 1.24m) at widest point

Two piece suite comprising: low level WC and hand basin.

Landing

Doors to all rooms.

Bedroom One

12' 6" x 9' 10" (3.81m x 2.99m)

Window to rear. Range of fitted wardrobes, coving and door to:

Ensuite

8' 8" x 5' 11" (2.64m x 1.80m)

Window to rear. Three piece suite comprising: paneled bath, low level WC, pedestal wash hand basin and heated towel rail. Fully tiled.

Bedroom Two

13' 8" x 7' 0" (4.16m x 2.13m)

Window to front. Laminate floor.

Bedroom Three

12' 11" x 10' 7" (3.93m x 3.22m)

Window to front and laminate floor.



Bedroom Four

10' 3" x 8' 1" (3.12m x 2.46m) at widest point.
Window to front and laminate floor.

Bathroom

11' 5" x 6' 0" (3.48m x 1.83m) at widest point.
Four piece suite comprising: Paneled bath, double shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail. Fully tiled.

Outside

Front: Garden to the front laid to lawn with pathway leading to the front door.

Rear: A low maintenance rear garden decking and side access gate.

Garage

Driveway to the front. Up and over door.

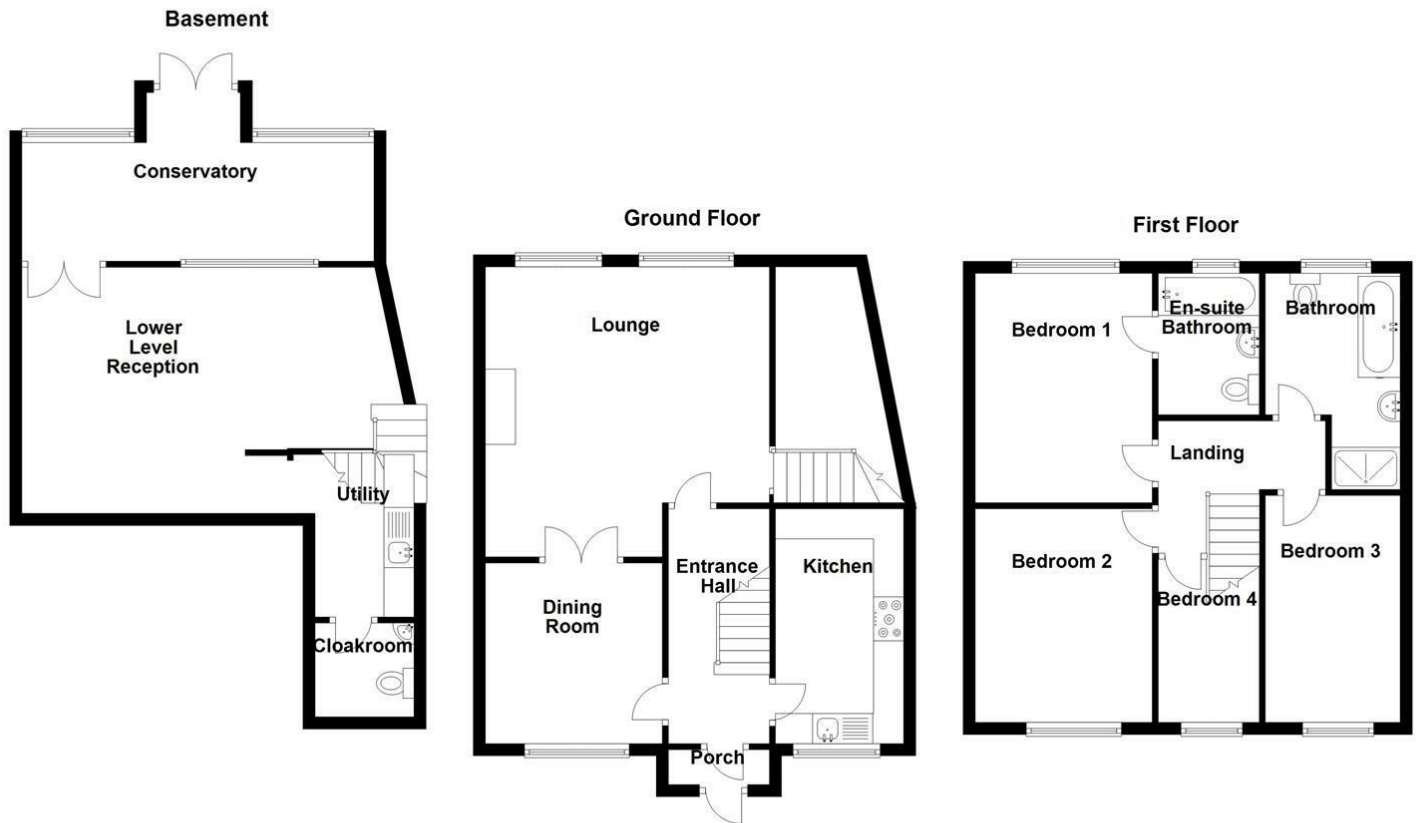
Tenure

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.





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