



# Bloore King & Kavanagh

Sales & Lettings



**39 Wall Well**  
Halesowen, B63 4SH

**Offers In The Region Of £325,000**

## Property Description

Modern two bedroom detached bungalow benefitting from a corner plot and situated in a quiet, private cul-de-sac location.

Briefly comprising; spacious lounge with added conservatory to the rear, fitted kitchen, two bedrooms and bathroom with mains fed shower in separate shower cubicle and corner bath.

This property also benefits from generous off road parking, a garage and is within walking distance to Halesowen town centre.

Offering no upward chain. EPC - C / CT - D

## Hallway

1.13m x 5.92m (3'8" x 19'5")

Security alarm system installed. Doors leading to all other rooms within the property.

## Lounge

4.45m x 3.50m (14'7" x 11'5")

Electric fire and surround installed. French patio doors leading to conservatory.

## Conservatory

2.91m x 2.65m (9'6" x 8'8")

Window to rear. Access through French patio doors to enclosed rear garden. Gas central heating radiator installed.

## Fitted Breakfast Kitchen

Window to rear. Good range of eye level and base units incorporating; 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill with four ring halogen hob and extractor hood over. Room measurements TBA.

## Bedroom One

Window to front. Room measurements TBA.

## Bedroom Two

2.41m x 3.23m (7'10" x 10'7")

Window to front.

## Bathroom

1.85m x 2.78m (6'0" x 9'1")

Four piece modern bathroom suite comprising; corner bath, mains fed shower within separate shower cubicle, pedestal wash hand basin and low level flush WC.

## Garage

2.38m x 5.27m (7'9" x 17'3")

Up an over door to front with access through rear door to enclosed rear garden. Electrics available throughout.

## Disclaimer

Current marketing photos being utilised evidence the property prior to letting in 2020.





## Tenure

We are advised by the vendor that the property is freehold. The property is situated on a private drive off Wall Well. The vendors inform us the private drive is subject to an annual fee serviced by the management company (Approx £200 per annum)

Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property and of the private drive. 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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