



# Bloore King & Kavanagh

Sales & Lettings



**25 Short Street**  
**B63 3UH**

**Offers Around £190,000**

## Property Description

Two bedroom terraced property located in the heart of B63 Halesowen, located off the A458 Stourbridge Road close to local amenities and schools including Windsor High, Earls High, Newfield Park Primary School and Halesowen College.

Local bus routes run frequently nearby and within walking distance to Halesowen town centre. The property is briefly comprising of; front and rear reception rooms, fitted kitchen, downstairs utility/cloakroom, two bedrooms and upstairs bathroom. On street parking to the front and a large allocated garden to the rear.

Offering no upward chain and to be sold with vacant possession. EPC - D / CT - A

## Location

Halesowen General

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.

## Front Reception Room

3.63m x 4.16m (11'10" x 13'7" )

Bay window to front.

## Rear Reception Room

3.65m x 3.68m (11'11" x 12'0" )

Electric wall mounted fire with opening to fitted kitchen. Stairs leading to first floor accommodation.

## Fitted Kitchen

2.36m x 2.92m (7'8" x 9'6" )

Window and access to side. A range of eye-level and base units incorporating: 1 1/2 resin sink and drainer unit, integrated gas hob and extractor over, integral electric oven/grill and under counter recess for a smaller freestanding appliance. Access to downstairs utility room/cloakroom.

## Downstairs Utility/Cloakroom

2.51m x 1.19m (8'2" x 3'10" )

Low level flush and vanity unit hand basin. Plumbing for a washer available.

## Landing

Doors leading to all upstairs rooms.

## Bedroom One

3.65m x 3.53m (11'11" x 11'6" )

Window to front.



## Bedroom Two

2.92m x 4.69m (9'6" x 15'4" )

Window to rear.

## Upstairs Bathroom

1.65m x 2.79m (5'4" x 9'1" )

Three piece white suite comprising of; low level flush, pedestal wash hand basin and bath with mains fed shower over. Window to rear. Tiled throughout and a heated towel rail installed.

## Outside

FRONT: On street parking available. Side access available via a shared entry.

REAR: TBC

## Disclaimer

Marketing photos currently being utilised are evidencing property condition prior to letting in 2018.

## Freehold

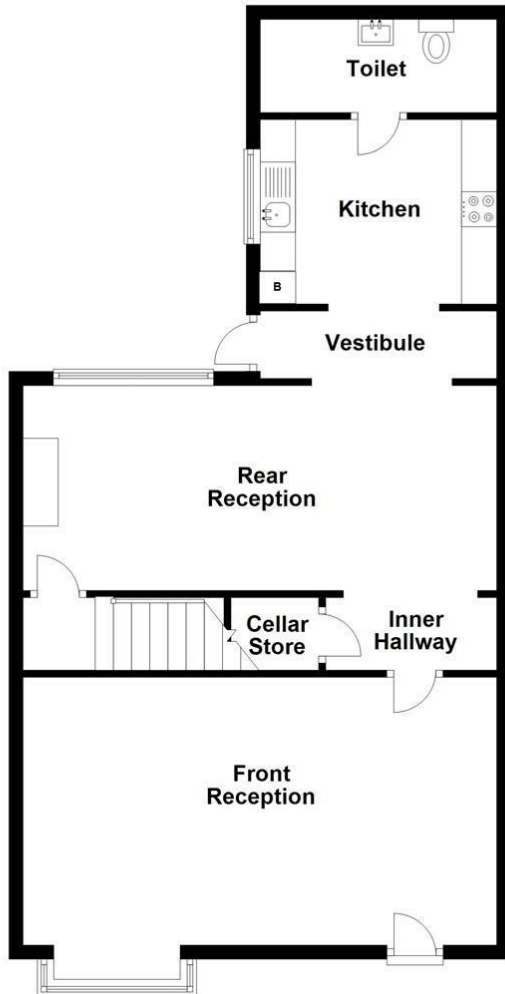
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## Brochure Declaration

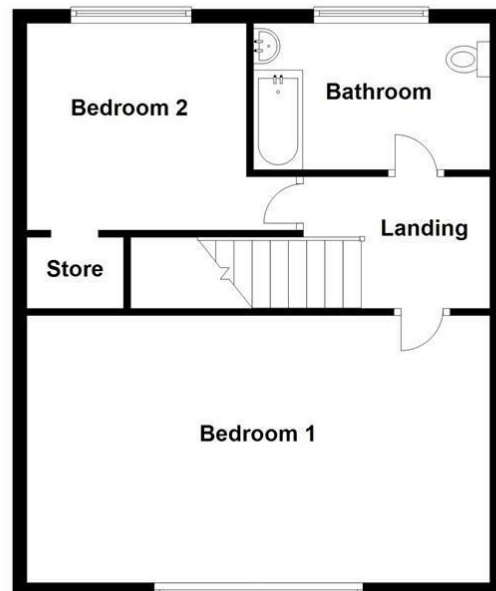
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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



### First Floor



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