



**1a Fairfield Road, Halesowen, B63 4PT**  
**Offers In The Region Of £440,000**

A very spacious FOUR BEDROOM DETACHED property in this sought after central location benefitting from gas central heating, majority double glazing and DOUBLE GARAGE.

This lovely family home briefly comprises: entrance hall, downstairs cloak room, lounge with patio doors to the garden, dining room, fully fitted kitchen, utility room, landing, master bedroom with fitted wardrobes and ensuite shower room, three further bedrooms and a family bathroom.

To the front of the property is a parking area and to the rear well maintained gardens. EPC D. Council Tax D. NO CHAIN.

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To the front of the property is a parking area and to the rear a garden laid to lawn with patio area.. EPC D. Council Tax D.

#### Entrance Hall

Glazed door to front. Stairs to first floor and doors to cloakroom, lounge and dining room. Coving and smoke alarm. Telephone point.

**Cloakroom 4'11" x 4'11" plus cloaks store (1.50m x 1.50m plus cloaks store)**

Window to front. Low level WC and pedestal wash hand basin. Cloaks cupboard.

**Lounge 12'9" x 16'6" (3.91m x 5.03m)**

Patio doors to garden. Coal effect electric fire with brick surround. TV point and two wall lights. Coving.

**Dining Room 10'0" x 11'6" (3.05m x 3.53m)**

Window to front. Understairs cupboard. Coving.

**Kitchen 8'9" x 13'1" (2.67m x 4.01m)**

Window to rear. Range of eye and low level units incorporating: stainless steel sink and drainer, gas hob and eye level 'Newhomes Stoves' double oven.

#### Landing

Airing cupboard. Coving and access to loft space. Smoke alarm.

**Bedroom One 11'0" x 12'2" (3.35m x 3.71m)**

3" x 12' 2") plus wardrobes.

Window to front and range of fitted wardrobes. Coving.

**Ensuite 5'10" x 6'5" at widest point (1.78m x 1.96m at widest point)**

A three piece white suite comprising: fully tiled shower cubicle, vanity unit wash hand basin and low level WC. Partly tiled walls. Window to front.

**Bedroom Two 10'0" x 11'6" (3.05m x 3.53m)**

Window to front and coving.

**Bedroom Three 8'5" x 10'0" at widest point (2.57m x 3.07m at widest point)**

Window to rear and coving.

**Bedroom Four 8'7" x 8'11" at widest point (2.62m x 2.72m at widest point)**

Window to rear and coving.

**Bathroom 7'1" x 5'4" (2.18m x 1.65m)**

Window to rear.

Three piece suite comprising: paneled bath, pedestal wash hand basin and low level WC. Partly tiled walls.

**Double Garage 18'11" x 14'9" at widest point (5.79m x 4.50m at widest point)**

Window to rear, power and light. Meters. Up and over metal door. Utility area and Boiler.

#### Garden

FRONT: Parking area to front with parking for numerous vehicles, flower bed and side access. Access to double garage.

REAR: Laid mainly to lawn with mature shrubs and flower beds.

#### 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.

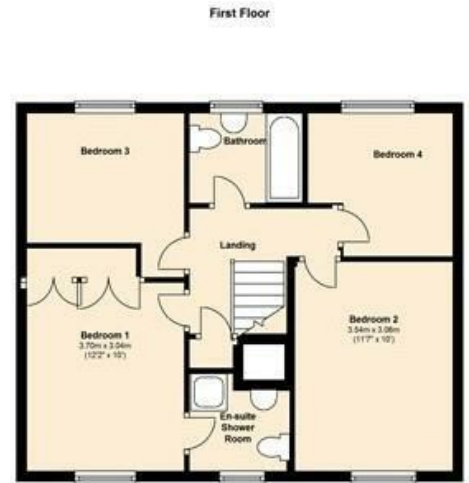
#### Brochure Declaration

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

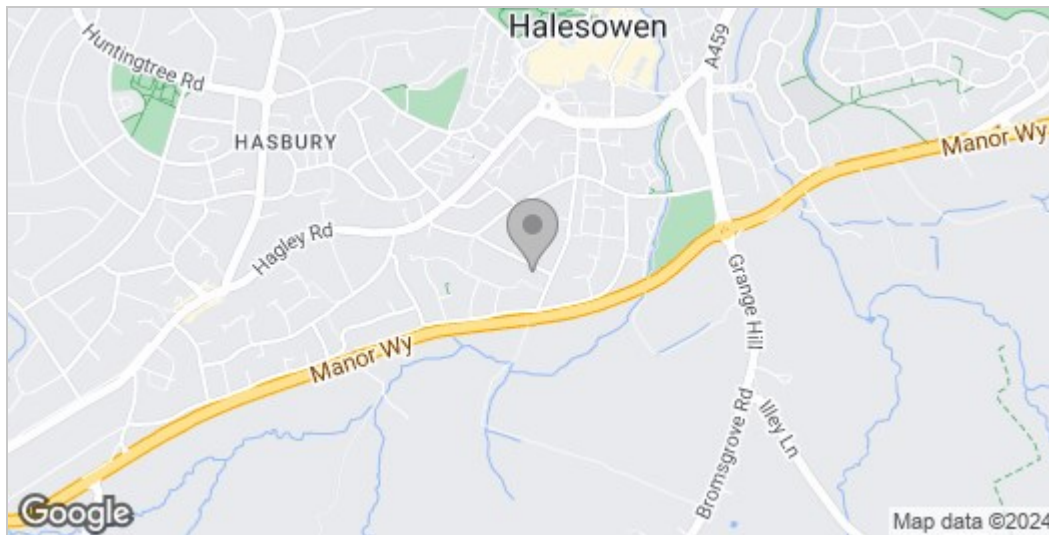
deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



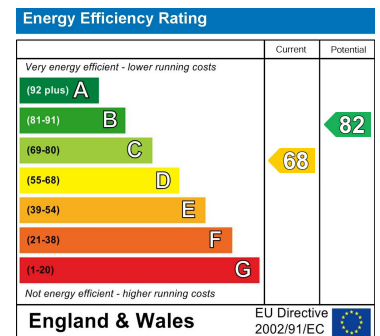
# Floor Plan



# Area Map



# Energy Efficiency Graph



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