



Bloore King & Kavanagh

Sales & Lettings



14 Cherry Tree Lane
Halesowen, B63 1DU

Offers Over £320,000

An extended and improved three bedroom semi detached property in this very popular cul de sac on the outskirts of Halesowen.

This family home benefits from gas central heating, double glazing and briefly offers: porch, entrance hall with storage, lounge diner with gas fire, modern fitted kitchen, sun room, downstairs cloakroom, landing, two double bedroom with fitted wardrobes, family bathroom and third bedroom.

To the front of the property is off road parking and side storage space, and to the rear a garden laid to lawn with patio area. EPC D, Council Tax C.

Porch

Windows and door to front.

Entrance Hall

Double doors to front. Stairs to first floor, understairs storage cupboard with consumer units and meters, laminate flooring.

Lounge Diner

3.35m x 7.81m at widest point (10'11" x 25'7" at widest point)

Bay window to front and french doors to the sun room. Gas fire with wooden surround.

Kitchen

1.81m x 5.71m (5'11" x 18'8")

Window to side and sun room, door to sun room and garden. Lovely range of eye and low level units incorporating: stainless steel sink and drainer, integrated fridge, electric hob with extractor over and Zanussi double oven, cupboard housing boiler and space and plumbing for a washing machine. Laminate flooring.

Sun Room

3.07m x 5.2m at widest point (10'0" x 17'0" at widest point)

French doors and windows to the garden, door to the kitchen and cloakroom. Tile flooring.

Cloakroom

1.8m x 1.1m (5'10" x 3'7")

Window to side. Low level WC and hand basin.

Landing

Window to side and access to loft space.

Bedroom One

3.34m x 3.67m (10'11" x 12'0")

Window to rear and lovely range of wardrobes.

Bedroom Two

3.3m x 3.64m (10'9" x 11'11")

Window to front and lovely range of wardrobes.

Bedroom Three

1.77m x 2.59m (5'9" x 8'5")

Window to front.



Bathroom

1.77m x 5.59m (5'9" x 18'4")

Window to rear. Three piece suite comprising: panelled bath with shower attachment over, vanity wash hand basin and low level WC. Chrome heated towel rail. Laminate flooring and fully tiled walls.

Outside

FRONT: Tarmacadum driveway and garden laid to lawn.

SIDE: Storage area with doors to front and rear.

REAR: Laid to lawn with patio area and mature planting. Power point.

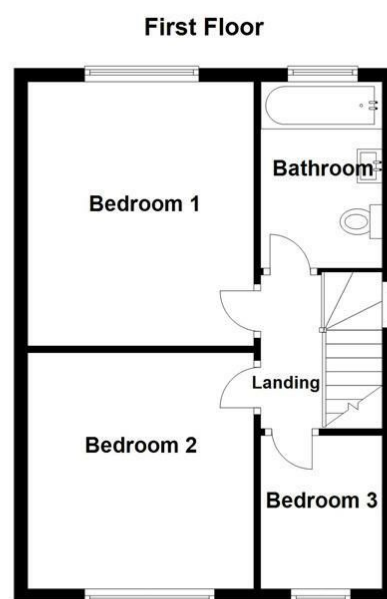
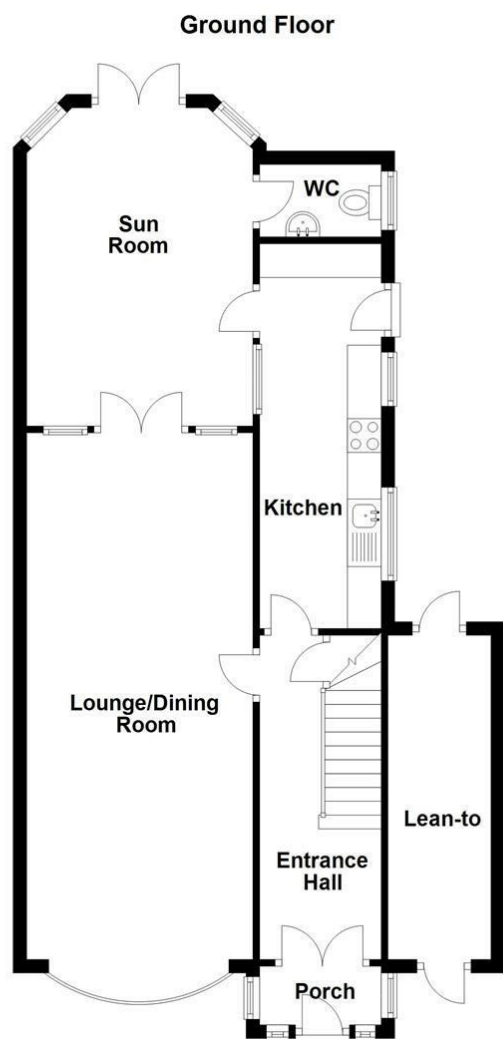
Freehold

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.





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