



Bloore King & Kavanagh

Sales & Lettings



31 Dunstall Road
Halesowen, B63 1BD

Asking Price £285,000

The Property

A Three bedroom Mucklow style semi detached property on this popular estate in Hasbury Halesowen.

This lovely property has gas central heating, double glazing and briefly offers: Porch, entrance hall with storage, lounge, dining room, kitchen, three bedrooms, family bathroom and garage.

To the front of the property is off road parking leading to the garage. A side access gate leads to the enclosed rear garden laid to lawn with a patio area.

EPC: D // CT: C

Porch

Sliding door to front, Vinyl tiled floor. Door to:

Entrance Hall

Door and window to front. Stairs to first floor with storage cupboard under. Coving.

Front Reception

3.9m x 3.5m into bay (12'9" x 11'5" into bay)
Bay window to front. Electric fire with wood surround.
Coving and TV point.

Rear Reception Room

3.35m x 3.49 (10'11" x 11'5")
Window to rear. Electric fire, Coving and TV point.

Kitchen

2.11m x 4.10m (6'11" x 13'5")
Window and door to rear. Good range of eye and low level units incorporating: stainless steel sink and drainer, space for a freestanding electric cooker, freestanding Beko fridge freezer and Hotpoint washing machine. Vinyl flooring.

Landing

Access to loft space. Doors to all bedrooms.

Bedroom One

4.13m x 3.49m (13'6" x 11'5")
Window to front. Fitted wardrobes.

Bedroom Two

3.35m x 3.49m (10'11" x 11'5")
Window to rear and TV point

Bedroom Three

4.55m x 2.89m restricted height (14'11" x 9'5" restricted height)
Window to front.

Bathroom

2.16m x 2.76m at widest point (7'1" x 9'0" at widest point)
Window to rear. Four piece suite comprising: paneled bath, tiled shower cubicle, low level WC and wash hand basin. Airing cupboard .



Garage

4.57m x 2.26m (14'11" x 7'4")

Wooden doors to front, eaves storage. power and Light. Vaillant Boiler.

Outside

FRONT: Generous driveway, gated side entrance and lawned garden.

REAR: Laid to lawn with patio area and shed.

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.

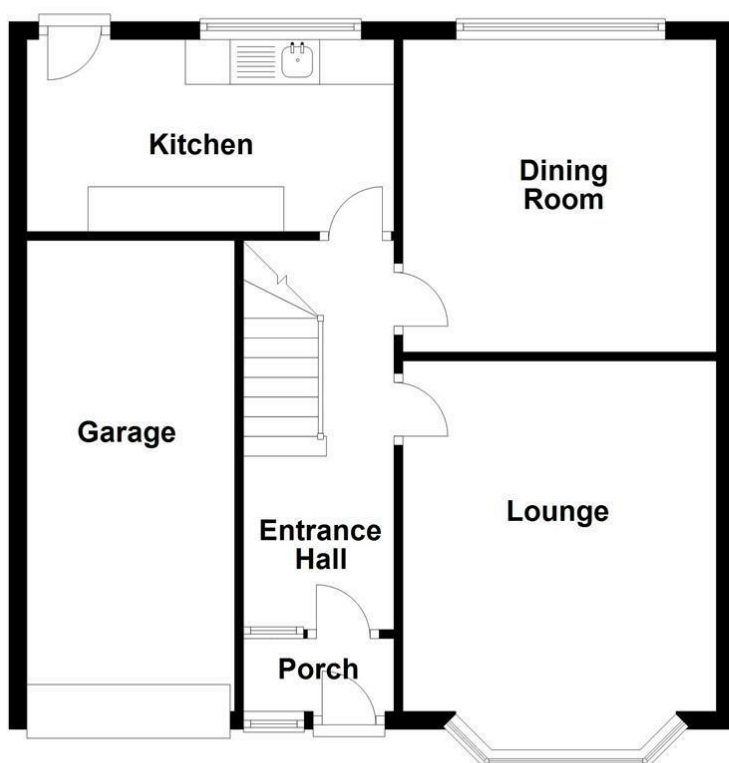
Brochure Declaration

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.

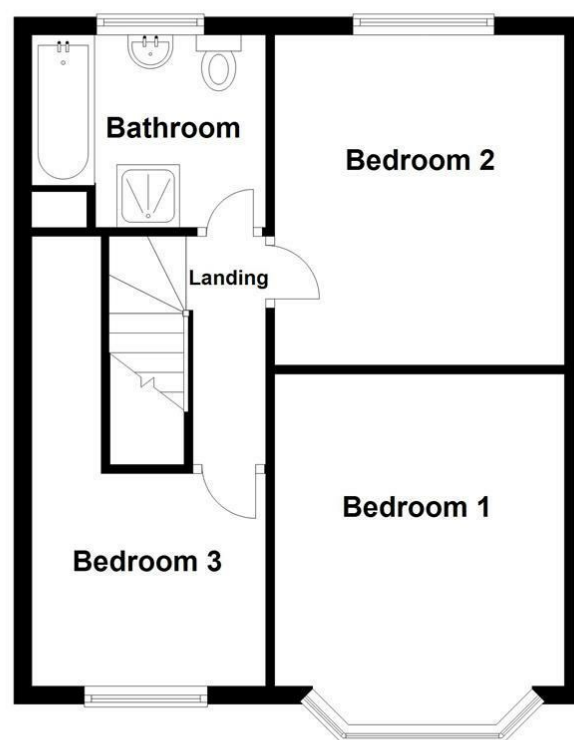
PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective 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.



Ground Floor



First Floor



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