



**3 Netherend Lane, Halesowen, B63 2PA**  
**Offers Over £250,000**

Three bedroom DETACHED property offering a garage and significant off road parking to the front for up to four cars. Frequent transport links opposite provide short commutes to Russells Hall Hospital and Merry Hill shopping centre, as well as all of the surrounding.

In brief, the property comprises of the following: a glazed entrance porch leads to an entrance hallway with stairs rising to the first floor, an adjacent ground-floor WC, and a storage cupboard, through lounge/dining room, fitted kitchen, sitting room, three double bedrooms and house bathroom.

A side gate allows direct access to the rear garden and the rear garden comprises of a patio area adjacent to the garage and kitchen perfect for garden furniture, a raised paved area to the rear of the lounge, and an area laid to lawn with a shed at the foot of the garden. EPC - D / CT - D.

## The Property

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### Porch

Access to main entrance hall.

### Entrance Hall 6'3" x 10'4" (1.93m x 3.15m )

Stairs leading to first floor accommodation. Doors offering access to downstairs WC and through lounge/dining room. Built in storage available.

### Downstairs WC

Vanity unit wash hand basin and low level flush installed.

### Through Lounge/Dining Room 15'3" x 7'6" (4.67m x 2.29m )

Access to rear via sliding doors. Brick built fireplace with gas fire installed. Access to fitted kitchen.

### Fitted Kitchen 10'11" x 6'5" (3.35m x 1.98m )

A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill with five ring gas hob and extractor hood over and plumbing for a washer. Window to rear and access to rear garden via side. Door leading through to front sitting room.

### Sitting Room 15'3" x 7'6" (4.67m x 2.29m )

Window to front.

### Garage 15'5" x 8'6" (4.72m x 2.6m )

Up and over door to front and rear access available. Window to side.

### Bedroom One 11'8" x 11'3" (3.58m x 3.45m )

Window to rear. Fitted wardrobes installed.

### Bedroom Two 12'11" x 7'2" (3.96m x 2.2m )

Window to front.

### Bedroom Three 10'0" x 7'6" (3.05m x 2.29m )

Window to front.

### House Bathroom 10'11" x 6'11" (3.35m x 2.13m )

Four piece bathroom suite comprising; bath, single shower cubicle with electric shower installed, pedestal wash hand basin and low level flush installed. Window to rear.

### Gardens

A side gate allows direct access to the rear garden and the rear garden comprises of a patio area adjacent to the garage and kitchen perfect for garden furniture, a raised paved area to the rear of the lounge, and an area laid to lawn with a shed at the foot of the garden.

### 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.

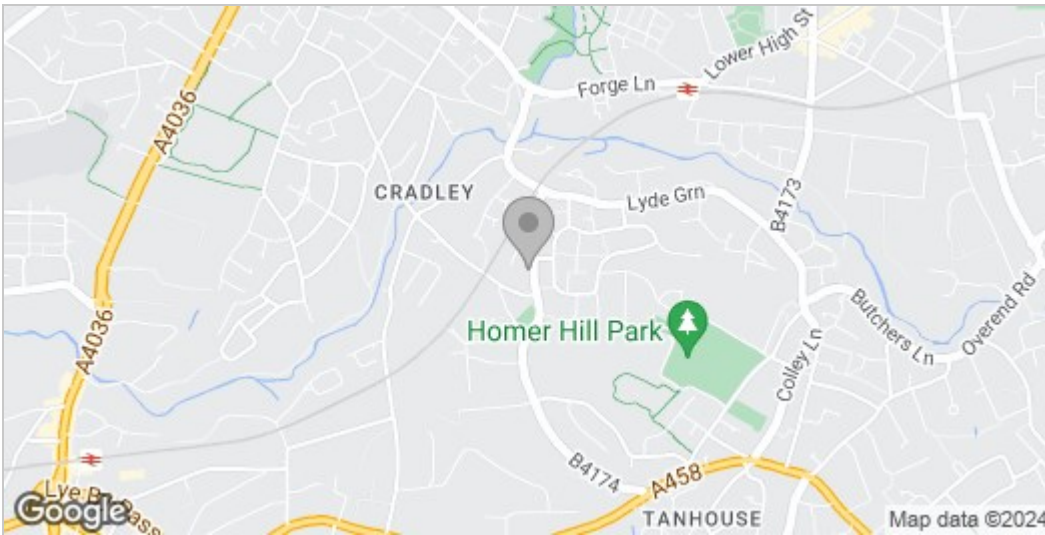
### Brochure Declaration

**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.

# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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