

# **BK & K** Bloore King & Kavanagh

Sales & Lettings



**9 Compton Road**  
Halesowen, B62 9TD

**Offers In The Region Of £425,000**



## Property Description

An extended three bedroom DETACHED property, situated in a sought after postcode within the catchment area for local, popular and credible schooling.

This well proportioned property is offering a great amount of space throughout and is briefly comprising of: entrance hall, front reception room, extended lounge/diner, fitted kitchen, utility room, downstairs WC, three bedrooms and upstairs bathroom with bath and separate shower cubicle.

Also benefitting from off road parking to the front, an integral garage and a well maintained, enclosed rear garden. One not to be missed and a viewing is highly recommended Asap.

EPC - E / CT - D

## Location

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.

## Entrance Hall

2.68m x 1.82m (8'9" x 5'11")

Door to front and entry to the front reception room, lounge/diner and first floor.

## Front Reception Room

3.74m x 3.01m (12'3" x 9'10")

Fireplace with wood surrounding. Front facing window.

## Through Lounge/Diner

8.96m x 4.70m (29'4" x 15'5")

Fireplace with brick surrounding and access to rear garden via French patio doors. Rear and side facing windows. Measured at widest point.

## Fitted Kitchen

3.07m x 4.89m (10'0" x 16'0")

Excellent array of low and eye-level units incorporating: Resin cast sink, integrated electric hob and integrated electric double oven. Built in fridge/freezer and dishwasher also. Partly tiled walls and vinyl flooring. Access to rear of property and a rear facing window. Measured at widest point.

## Utility Room

1.76m x 2.60m (5'9" x 8'6")

Containing some low and eye-level storage cupboards, along with a stainless steel sink and plumbing for a washing machine.

## WC

1.16m x 1.03m (3'9" x 3'4")

Low level WC and corner wash hand basin.

## Landing

2.71m x 1.69m (8'10" x 5'6")

Access to the loft. Side facing window. Measured at widest point.





### Bedroom One

3.81m x 2.90m (12'5" x 9'6")

Fitted wardrobes across two walls and under bay window. Front facing window.

### Bedroom Two

4.06m x 2.87m (13'3" x 9'4")

Built in storage cupboard. Rear facing window. Measured at widest point.

### Bedroom Three

2.99m x 1.97m (9'9" x 6'5")

Housing boiler.

Front facing window.

### Bathroom

3.23m x 1.94m (10'7" x 6'4")

Four piece suite comprised of: Paneled corner bath, corner shower cubicle with mains fed shower, pedestal wash hand basin and low-level WC. Fully tiled walls with vinyl flooring. Rear facing window.

### Integral Garage

3.49m x 2.64 (11'5" x 8'7")

Power supply and lighting with an up and over door to the front.

### Outside

FRONT: Sloping block paved driveway offering off road parking for up to two cars comfortably. Access to front of property and garage via up and over door. Front gardens available.

REAR: Garden mainly laid to lawn with shrubbery on its borders. Access via fitted kitchen and extended lounge/diner.

### 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.

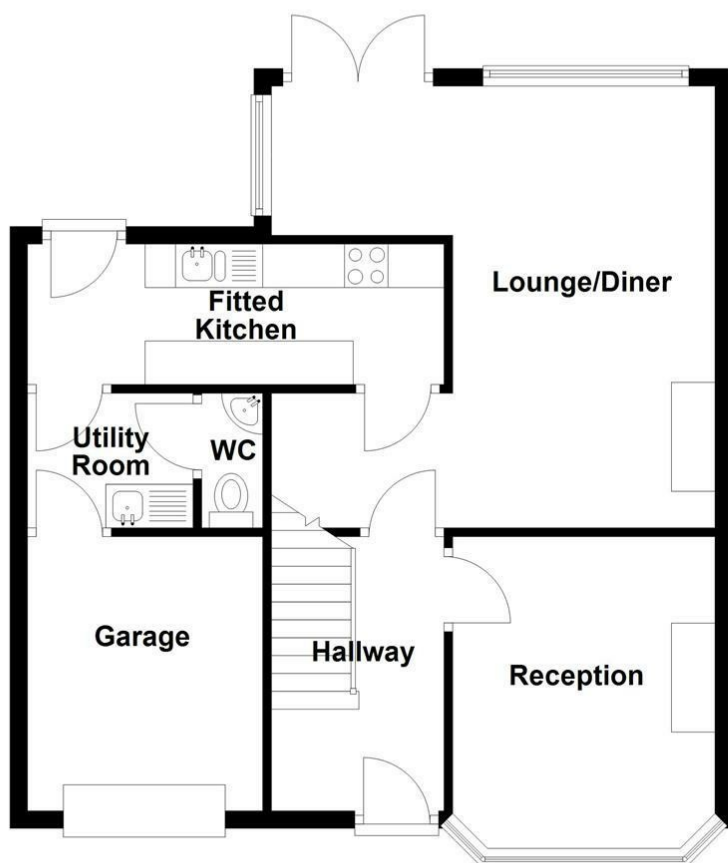
However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification 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.

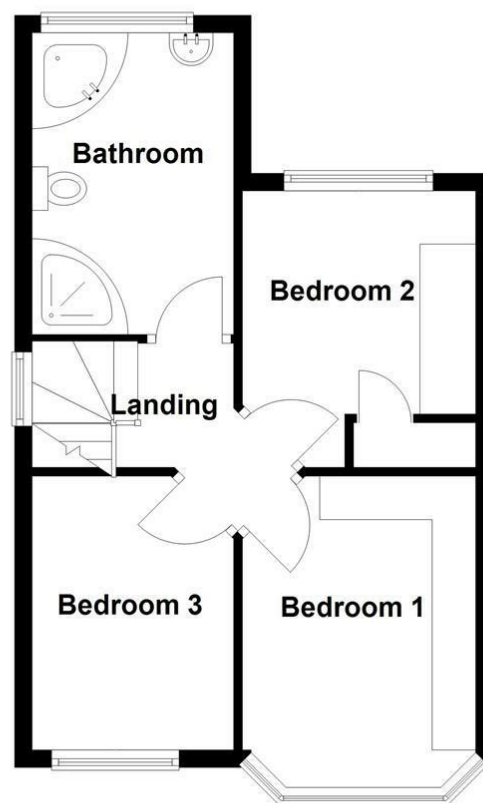
Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your 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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