



# Bloore King & Kavanagh

Sales & Lettings



**26 Brier Mill Road**  
Halesowen, B63 3HA

**Asking Price £265,000**



A Three Bedroom semi detached property on this popular estate in Halesowen, in need of a little updating.

The property benefits for gas central heating, double glazing and a downstairs cloakroom. Briefly offering: Porch, Dining room, downstairs cloakroom, door to garage, lounge with patio doors, kitchen diner, landing with window to side, bedroom one with fitted wardrobes, two further double bedrooms and a spacious four piece bathroom.

To the front of the property is a block paved driveway leading to a single garage. To the rear is a hard landscaped garden with patio area and side access gate.

EPC: D. Council Tax Band C.

### **PORCH**

Aluminium frame door to front. Door to dining room

### **DINING ROOM**

3.731m x 4.723m at widest point

Window to front and stairs to first floor. Under stairs cupboard. Door to Lounge, cloakroom and lobby leading to the garage.

### **LOBBY**

Door to cloakroom and garage

### **CLOAKROOM**

.791 x 1.133m

Window to front. Low level WC and hand basin.

### **LOUNGE**

3.692m x 4.946m

Patio doors to rear and door to kitchen/diner. Fireplace, coving and dado rail.

### **KITCHEN DINER**

2.422m x 4.918m (7'11" x 16'1")

Window to rear and side. Door to garden. Range of eye and low level units incorporating: stainless steel sink and drainer, gas hob with extractor over and electric oven.

### **LANDING**

Access to loft space and window to side.

### **BEDROOM ONE**

3.729m x 3.850m (12'2" x 12'7")

Window to rear. Lovely range of fitted wardrobes and chest of drawers.

### **BEDROOM TWO**

2.427m x 3.850m (7'11" x 12'7")

Window to rear. Coving.

### **BEDROOM THREE**

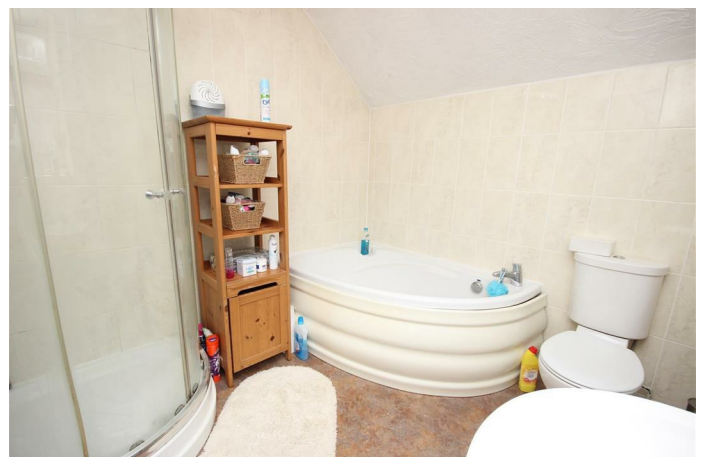
2.716m x 3.554m (8'10" x 11'7")

Window to front.

### **BATHROOM**

2.359m x 2.460m (7'8" x 8'0")

Window to side. Four piece suite comprising: Corner shower cubicle, corner paneled bath, pedestal wash hand basin and low level WC. Chrome heated towel rail.



## **GARAGE**

2.453m x 4.960m (8'0" x 16'3")

Up and over door to front. Power and light. Worcester boiler, hand basin and plumbing for a washing machine. Gas meter.

## **OUTSIDE**

**FRONT:** Block paved parking area and small planted area. Side access gate.

**REAR:** Patio area with steps down to a hard landscaped garden.

## **Survey**

Survey states following works required (we don't have a copy)

Re-felting the roof

Asbestos removal, we are unsure where this is but assume it is the artex.

## **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:**

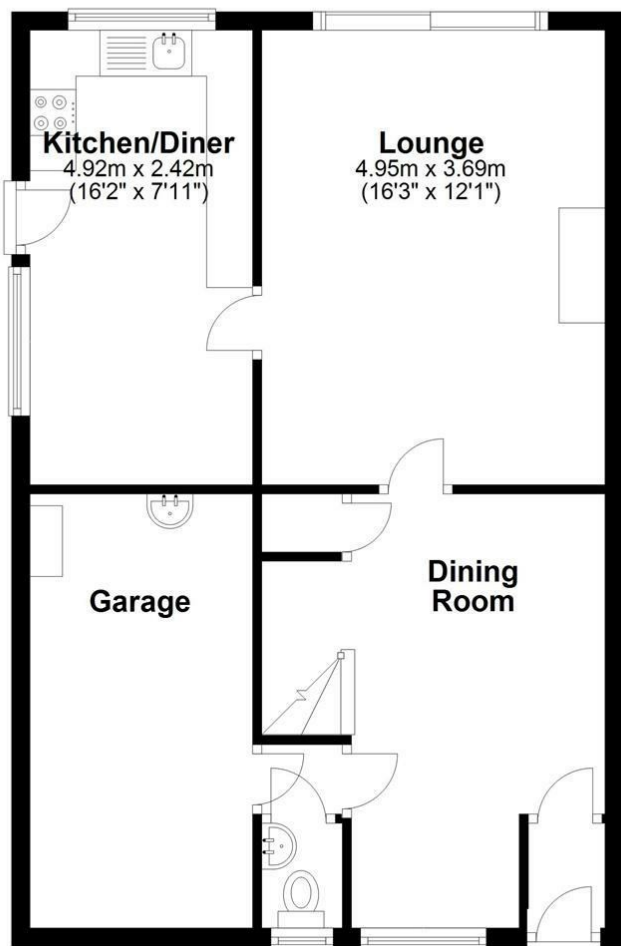
Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification 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.

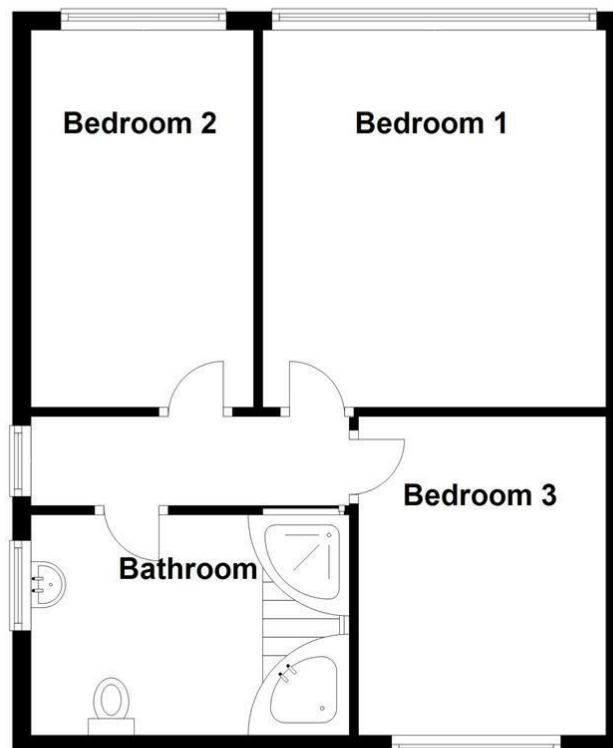




## Ground Floor



## First Floor



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