



# Bloore King & Kavanagh

Sales & Lettings



**48 Broadway Avenue**  
Halesowen, B63 3DF

**Offers In The Region Of £249,500**

## Property Description

A conveniently located three bedroom semi detached property, within walking distance to Halesowen town centre and local amenities.

Situated in a peaceful postcode in B63 Halesowen, this spacious property briefly comprising of; entrance hall, fitted breakfast kitchen, lounge, three bedrooms and an upstairs shower room. Benefitting from an integral garage and off road parking to the front.

A generously sized enclosed garden is available to the rear with steps leading up to a mainly laid lawned area.

Offering no upward chain. EPC - D / CT Band C

## Location

Halesowen General

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.

## Approach

Tarmacked sloping driveway offering off road parking for at least one car and access to garage via up and over door and front door access. Front garden laid to lawn and side access available to the rear.

## Entrance Hallway

4.07m x 0.90m (13'4" x 2'11" )

Doors leading to fitted breakfast kitchen, lounge and integral garage access. Stairs leading to first floor accommodation. Security alarm installed.

## Fitted Breakfast Kitchen

4.06m x 2.26m (13'3" x 7'4" )

Window to front and access via side door. A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, recess for a freestanding cooker with an extractor over and plumbing for a washer.

## Lounge

5.66m x 3.91m (18'6" x 12'9" )

Window and sliding door offering access to rear. Electric fire installed with wood surround. Coving and laminate flooring laid.

## Landing

1.96m x 1.72m (6'5" x 5'7" )

Loft access available. Doors leading to all upstairs rooms. Built in storage available.

## Bedroom One

3.96m x 3.05m (12'11" x 10'0" )

Window to rear. Built in wardrobes storage. Carpeted throughout.

## Bedroom Two

3.96m x 2.59m (12'11" x 8'5" )

Window to rear. Built in wardrobes storage. Carpeted throughout.



### Bedroom Three

2.99m x 2.08m (9'9" x 6'9" )

Window to front. Laminate flooring.

### Shower Room

2.39m x 2.60m at widest point (7'10" x 8'6" at widest point)

Three piece bathroom suite comprising; low level WC, vanity unit wash hand basin and a separate double shower cubicle with a mains fed shower unit installed. Windows to side and front.

### Integral Garage

5.11m x 2.33m (16'9" x 7'7" )

Housing meters and consumer unit. Up and over door to front.

### Rear of the Property

Block paving with steps leading up to the main garden mainly laid to lawn, with shrubbery on its borders. Shed installed.

### Freehold

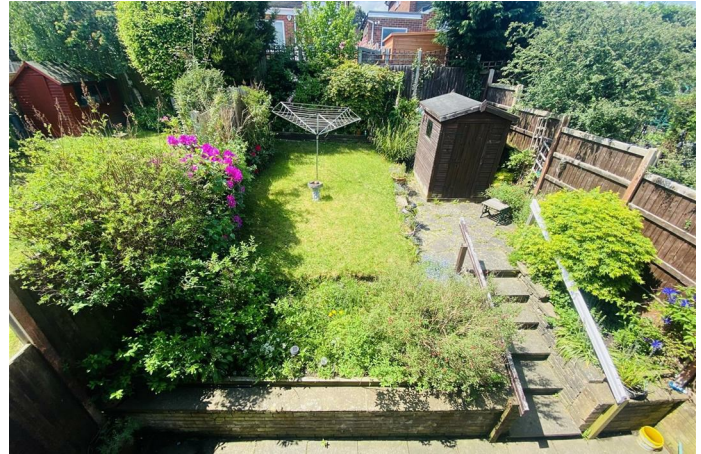
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

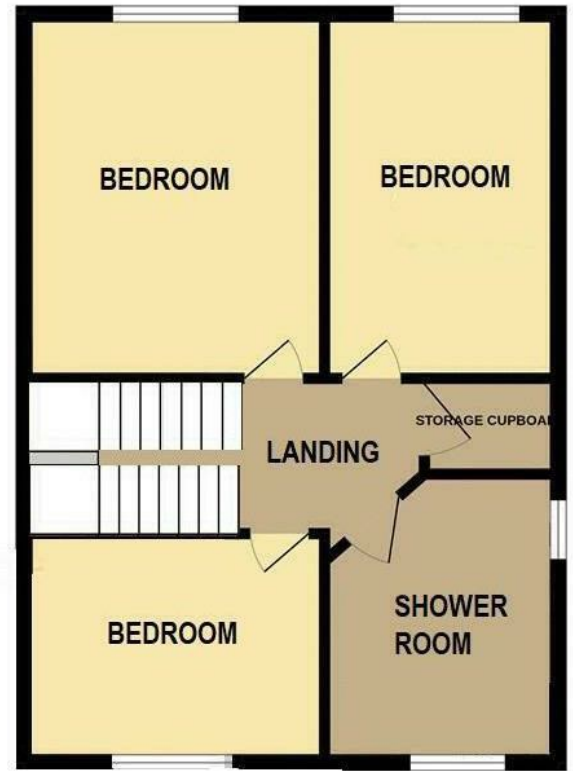
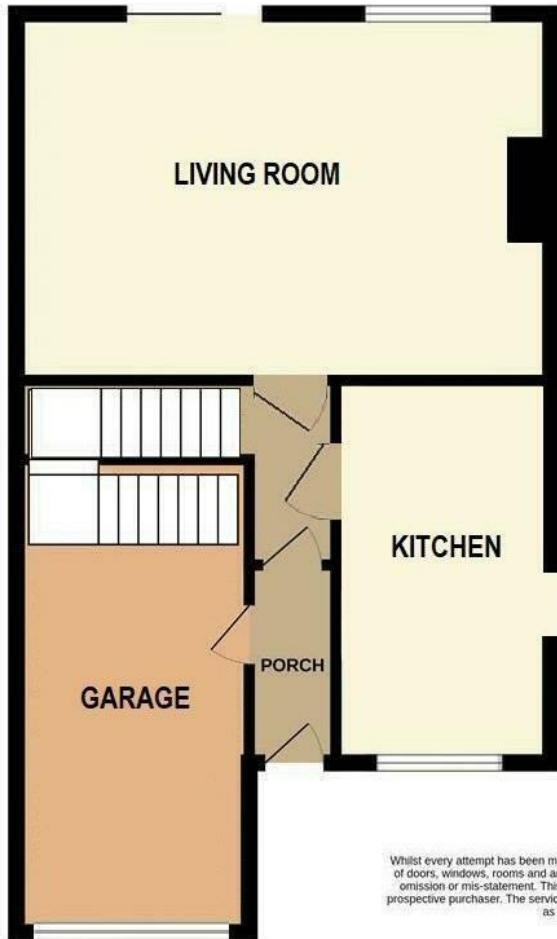
### Brochure Declaration

**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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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