



# Bloore King & Kavanagh

Sales & Lettings



**98 Butchers Lane**  
Halesowen, B63 2RX

**Asking Price £194,950**



## Property Description

A two bedroom semi-detached property, elevated in this popular and convenient location. Frequent transport links are nearby and the property is within walking distance to local convenient amenities and Cradley Heath train station.

Benefitting from newly fitted carpets laid and fresh redecoration throughout and having gas central heating and double glazing installed, the property briefly comprises; entrance porch, front reception room, fitted breakfast kitchen, downstairs WC, two bedrooms and a house family bathroom.

The property further benefits from a private enclosed rear garden. Offering no upward chain. EPC - C / CT Band - A

### Entrance Porch

0.78m x 1.66m (2'6" x 5'5" )  
Access to entrance hall.

### Entrance Hall

Stairs leading to first floor accommodation and access to front reception room via side door.

### Front Reception Room

4.36m x 3.81m wp (14'3" x 12'5" wp )  
Window to front. Access available through to fitted breakfast kitchen.

### Fitted Breakfast Kitchen

5.40m x 2.84m (17'8" x 9'3" )  
Window and access available to the rear. Good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, built in gas hob with extractor hood over, built in oven, plumbing for a washing machine and recess for a dryer. Partly tiled walls and laminate flooring throughout.

### Downstairs WC

0.86m x 1.53m (2'9" x 5'0" )  
Low level flush and pedestal wash hand basin installed.

### Landing

Doors leading to all upstairs rooms.

### Bedroom One

4.46m x 3.12m wp (14'7" x 10'2" wp )  
Window to front. Built in storage available.

### Bedroom Two

3.62m x 2.92m (11'10" x 9'6" )  
Window to rear.

### House Bathroom

2.61m x 2.41m wp (8'6" x 7'10" wp )  
Four piece bathroom suite comprising of; panelled bath, mains fed shower unit installed within a single separate shower cubicle, pedestal wash hand basin and low level WC. Fully tiled walls and tiled flooring. Window to rear.



## Outside

**FRONT:** Front garden laid to lawn. Concrete laid pathway offering side access to porch. Side access available to the rear.

**REAR:** Elevated small concrete laid patio with a larger area mainly laid to lawn.

## 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.

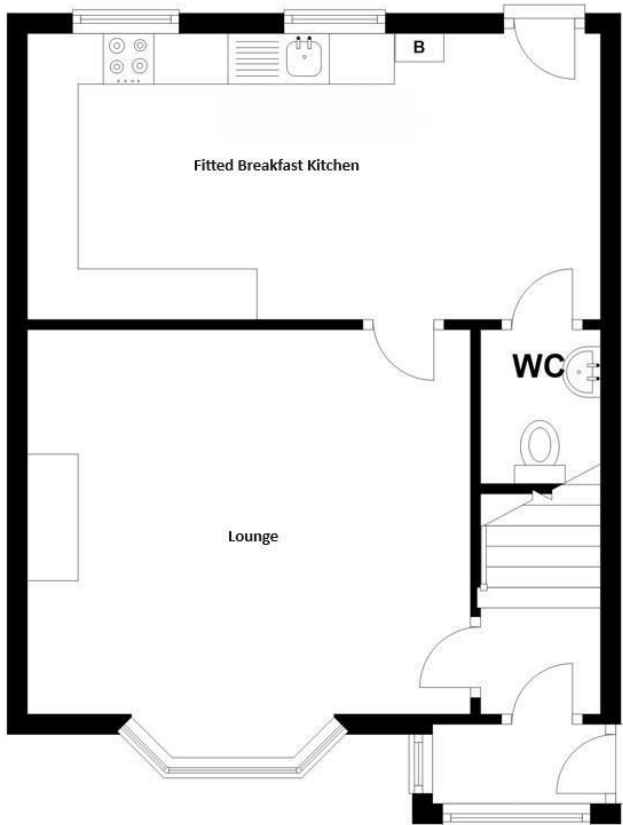
## Brochure Declaration

**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.

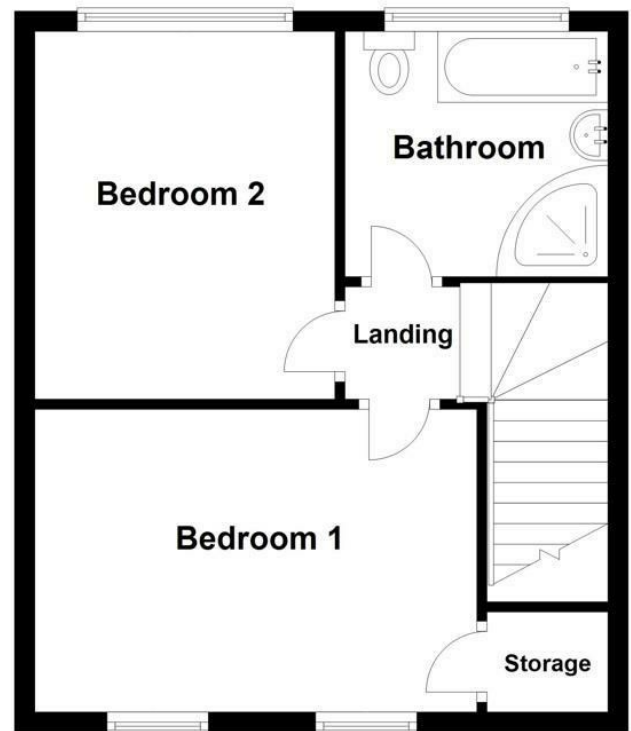
**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained.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