



22 Netherend Close
Halesowen, B63 2PB

£260,000

A well presented three bedroom semi detached property located on the outskirts of Halesowen. NEW KITCHEN, freshly decorated and NEW FLOORING.

This lovely family home benefits from gas central heating and double glazing and briefly comprises: entrance hall, lounge with French doors to the garden, kitchen with built in oven and hob, dining room, landing with access to the loft, three bedrooms one with fitted wardrobes and a family bathroom.

To the front of the property is parking for several cars and to the rear a fully enclosed garden mainly laid to lawn EPC ., Council Tax B. NO CHAIN.

Entrance Hall

3.126m x 2.122m (10'3" x 6'11")

UPVC windows and door to front. Stairs to first floor with understairs cupboard. Laminate flooring and coving. French door to lounge.

Lounge

3.142m x 5.305m (10'3" x 17'4")

UPVC windows and french doors to garden, Electric fire with surround. Dado rail.

Kitchen

2.196m x 3.315m (7'2" x 10'10")

Window and door to garden. Newly fitted kitchen with lovely range of eye and low level units incorporating: plastic sink and drainer, gas hob with extractor over and electric oven,. Space and plumbing for a washing machine and slimline dishwasher. Tile flooring. Arch to:

Dining Room

2.305m x 4.54m (7'6" x 14'10")

Window to front. Dado rail and laminate flooring. Consumer unit and meters.

Landing

Walk in storage cupboard with last access and Biasi boiler.

Bedroom One

3.494m x 3.425m (11'5" x 11'2")

Window to rear. Range of fitted wardrobes.

Bedroom Two

2.274m x 4.031m plus recess (7'5" x 13'2" plus recess)

Window to front.

Bedroom Three

2.4m x 2.84m (7'10" x 9'3")

Window to front and coving.

Bathroom

2.188m x 3.286m (7'2" x 10'9")

Window to rear. Four piece suite comprising: walk in shower cubicle with feature shower, paneled bath, vanity unit wash hand basin and low level WC. Chrome heated towel rail.



Outside

FRONT: Off road parking.

REAR: Large corner plot, laid to lawn with patio area.
Side access with storage shed.

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.

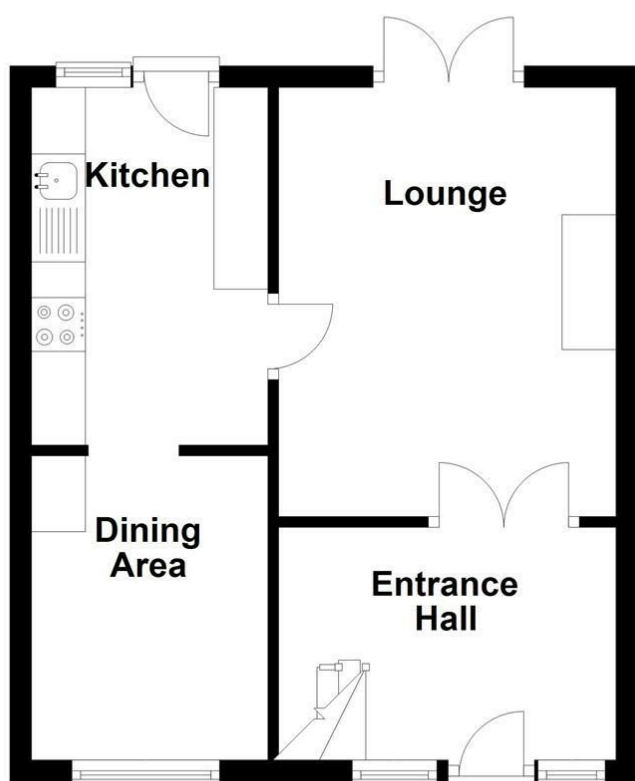
Brochure Declaration

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.

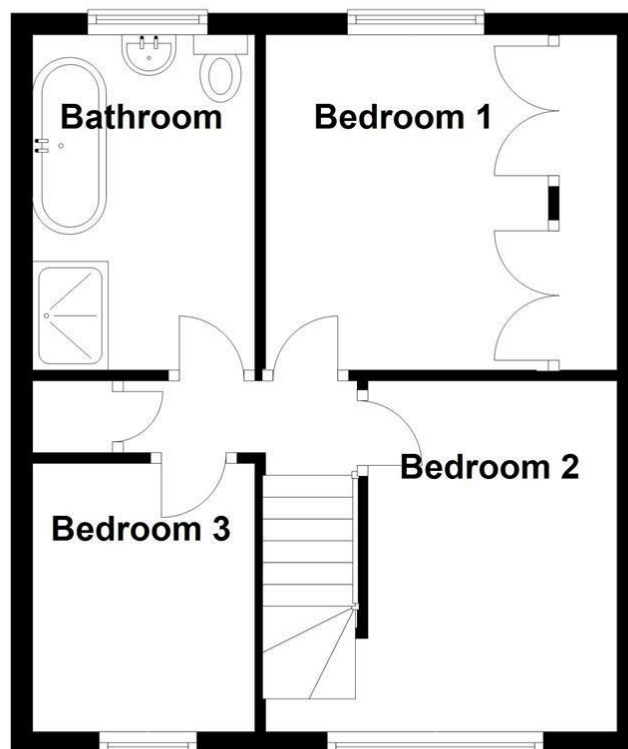
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Ground Floor



First Floor



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