



Bloore King & Kavanagh

Sales & Lettings



16 Edward Road
Halesowen, B63 4DL

Offers In The Region Of £189,500

A two bedroom end of terraced home in the quiet cul de sac location close to local amenities .

This lovely property benefits from gas central heating, double glazing and a larger than average rear garden, briefly comprising: entrance hall, lounge with storage cupboard, kitchen breakfast room, rear lobby with boiler cupboard and DOWNSTAIRS TOILET, landing, TWO DOUBLE BEDROOMS and a family bathroom. To the front of the property is off road parking with a side access gate, and to the rear is a larger than average garden laid to lawn with patio area.

EPC D and council tax B.

Entrance Hall

Door to front and stairs to first floor.

Lounge

3.94m x 3.48m at widest point. (12'11" x 11'5" at widest point.)

Window to front and wooden fire surround. Storage cupboard housing fuse box and meters. Dado rail.

Kitchen

3.997m x 2.838m at widest point. (13'1" x 9'3" at widest point.)

Window to rear. Good range of eye and low level units incorporating; stainless steel sink and drainer, space for a cooker and washing machine. Partly tiled walls and vinyl flooring.

Rear Hall

Door to garden, storage cupboard housing boiler and cloakroom.

Cloakroom

0.843m x 1.531m (2'9" x 5'0")

Window to rear and low level WC.

Landing

Doors the bedrooms and bathroom. Window to side.

Bedroom One

4.986m x 3.456m at widest point (16'4" x 11'4" at widest point)

Two windows to front, and storage cupboard.

Bedroom Two

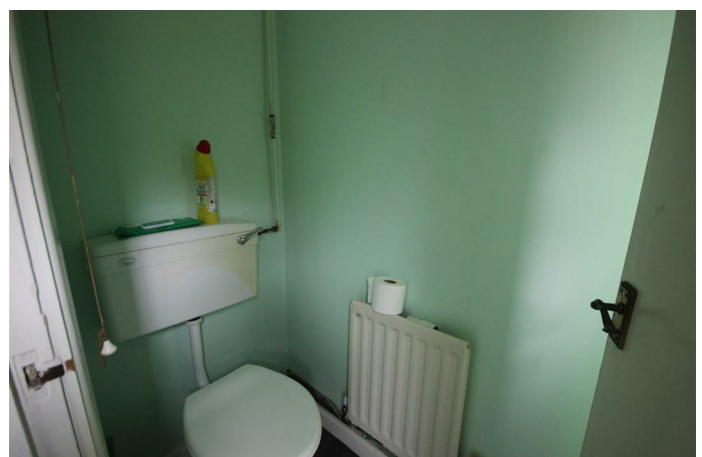
3.046m x 2.857m at widest point (9'11" x 9'4" at widest point)

Window to rear and loft access.

Bathroom

1.848m x 1.986m (6'0" x 6'6")

Window to rear. Three piece suite comprising: paneled bath, low level WC and pedestal wash hand basin.



Outside

FRONT: Off road parking and side access.

REAR: Laid to lawn with patio area. Shared access gate.

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.

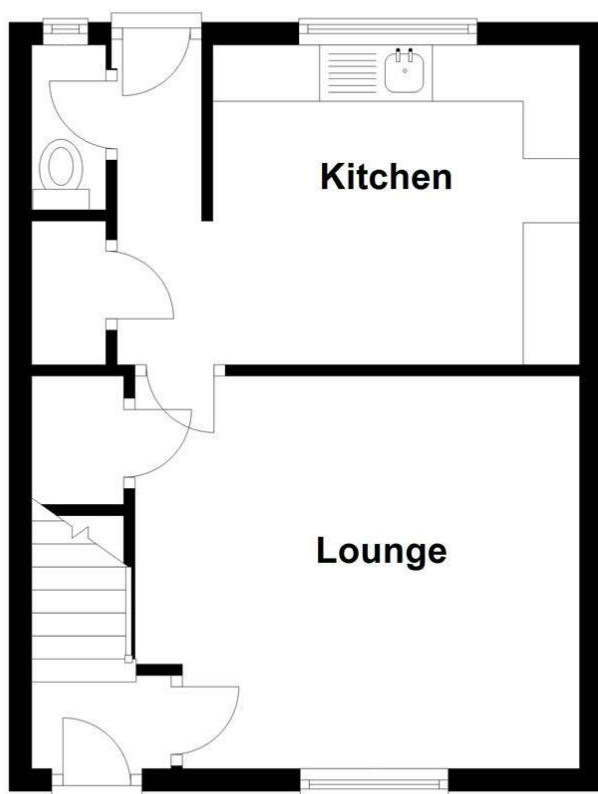
Brochure Declaration

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.

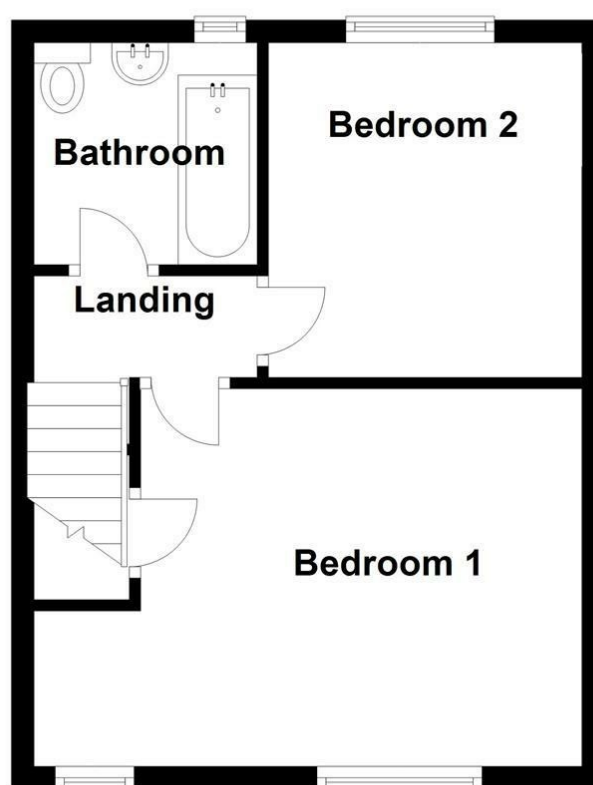
PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective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



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.