



# Bloore King & Kavanagh

Sales & Lettings



**59 Cherry Street**  
Halesowen, B63 3RQ

**Offers In The Region Of £195,000**

## Property Description

Two bedroom terraced property situated in a very popular B63 location, ideally located for good local schools, good transport links, and near to an abundance of local shops and amenities.

Well presented throughout, the property is briefly comprising of; lounge, fitted kitchen, two bedrooms and a spacious bathroom. Benefitting also from an enclosed rear garden and on street parking.

An ideal home for young families and first time buyers.  
EPC - C / CT Band - A

## Location

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.

## Front of Property

On street parking with H-bar installed on the road at the front of the property. Front door access available via gated access and a small area mainly laid to Cotswold chippings.

## Lounge

5.72m x 3.35m (18'9" x 10'11" )

Stairs leading to first floor accommodation with window to front. Electric fire installed with wooden surround. Coving. Built in storage available with access adjacent to fitted kitchen.

## Fitted Kitchen

2.53m x 3.08m (8'3" x 10'1" )

Window and access to rear. A beautifully presented fitted kitchen incorporating: 1 1/2 stainless steel sink and drainer unit, built in four ring gas hob and an integral electric oven/grill, plumbing for a washer and recess for a tall freestanding fridge freezer. Boiler housed within eye level kitchen cupboard.

## Landing

2.18m x 1.02m (7'1" x 3'4" )

Doors leading to all upstairs rooms. Loft access available with an integral ladder installed and bring majority boarded throughout.

## Bedroom One

3.63m x 3.45m wp (11'10" x 11'3" wp )

Window to rear. Coving.



## Bedroom Two

2.35m x 3.10m (7'8" x 10'2" )

Window to front. Coving. Fitted wardrobes installed.

## Bathroom

1.38m x 2.56m (4'6" x 8'4" )

Three piece bathroom suite comprising of; bath with mains fed shower installed over, vanity unit wash hand basin and low level WC. Partly tiled walls and having a heating towel rail installed.

## Rear of Property

Large patio area laid with a step leading down to the remainder of the garden mainly laid to lawn. Shed installed at the very bottom of the garden.

## 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.

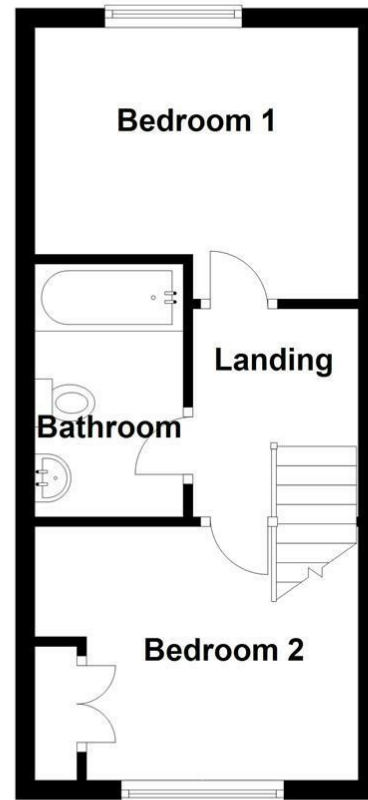
## Brochure Declaration

**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.

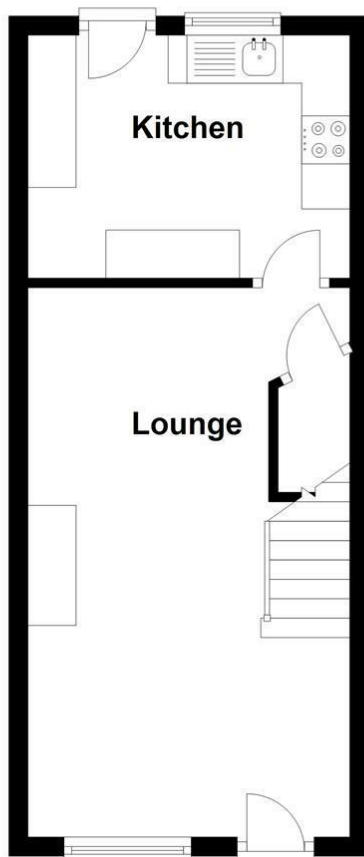
**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained.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



## First Floor



## Ground Floor



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