



Bloore King & Kavanagh

Sales & Lettings



20 Hill Top Avenue
Halesowen, B62 9EH

Offers In The Region Of £185,000

Property Description

A two bedroom terraced property with spacious off road parking, ideal for first time buyers, professional couples, families or investor landlords as a great rental opportunity.

Benefitting from being close to great local schools, local amenities and local transport links, the property is briefly comprising of; entrance hall, lounge, fitted breakfast kitchen, downstairs Wc, two double bedrooms and bathroom with shower over.

Benefitting from off road parking to the front for two cars and an enclosed rear garden.

EPC - D / CT Band - A

Front of Property

Concrete slabbed driveway offering parking for two cars. Access to front via UPVC door.

Entrance Hall

Stairs leading to first floor accommodation. Door leading to lounge.

Lounge

3.75m x 4.23m (12'3" x 13'10")

Window to front. Wall mounted electric fire installed. Door leading to fitted breakfast kitchen.

Fitted Breakfast Kitchen

3.43m x 4.24m (11'3" x 13'10")

Window to rear and access to rear available via patio door. A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, freestanding electric cooker with extractor hood over and dual plumbing for a washer and a dishwasher. An off centre island is a great focal point and is ideal for breakfast dining. Under archway allows under stairs recess and access to the downstairs Wc.

Downstairs Wc

1.53m x 0.89m (5'0" x 2'11")

Wash hand basin and low level flush installed. Window to rear. Boiler housed on side wall.

Landing

0.84m x 1.91m (2'9" x 6'3")

Loft access available. Doors leading to all upstairs rooms.

Bedroom One

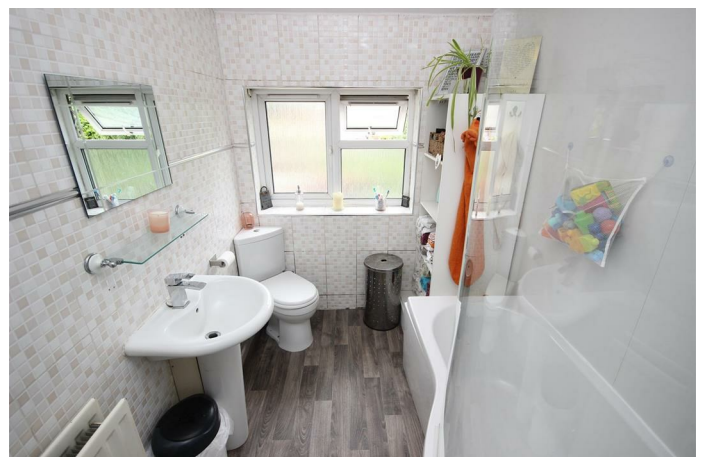
3.74m x 4.03m (12'3" x 13'2")

Window to front. Built in over stairs cupboard, very spacious.

Bedroom Two

3.41m x 3.20m (11'2" x 10'5")

Window to rear.



Bathroom

2.38m x 1.86m (7'9" x 6'1")

Three piece white bathroom suite comprising of; low level flush, pedestal wash hand basin and bath with mains fed shower installed over. Window to rear.

Rear of Property

Concrete slabbed dining patio area with lawn adjacent. Shed installed at the very bottom of the garden. Shared access available.

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

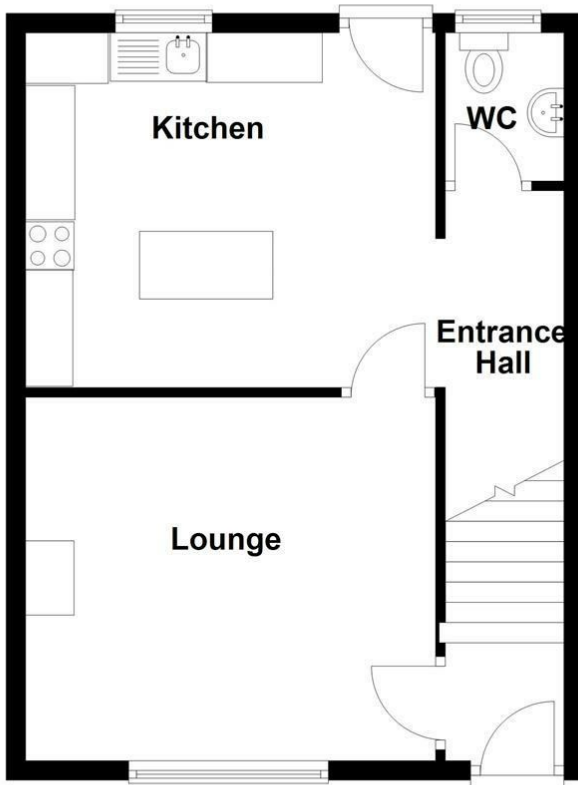
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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**

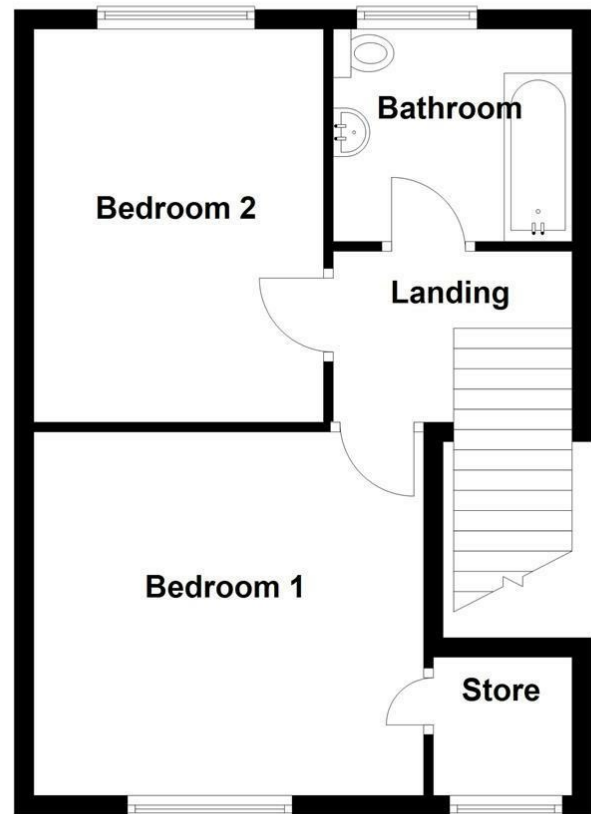
FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some 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.