



Bloore King & Kavanagh

Sales & Lettings



162 Broadway Avenue
Halesowen, B63 4QN

Offers In The Region Of £385,000

The Property

A beautifully presented and spacious THREE DOUBLE BEDROOM, DETACHED PROPERTY situated on a very popular road in B63 Halesowen, within walking distance to the town centre and local amenities.

The property is briefly comprising of; entrance hallway, downstairs WC, lounge diner, fitted kitchen, first floor landing, three double bedrooms and a bathroom with both a bath and separate shower cubicle.

Benefitting from off road parking to the front for at least two cars comfortably, an integral garage and a beautiful rear aspect to the property, offering convenient side access either side.

A viewing is highly recommended on this property. EPC - C / CT Band - E

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.

Entrance Porch

Tiled floor with a door leading to the entrance hallway.

Front of the Property

Via tarmac driveway with block paved borders. Access to front via a sliding door and access to the integral garage via an up and over door. Side access available either side of the property.

Entrance Hallway

Stairs leading to first floor accommodation. Doors leading to integral garage, downstairs WC and through lounge diner. Decorative mosaic vinyl flooring laid.

Downstairs WC

Tiled floor throughout with a low level flush and vanity unit wash hand basin installed. Spotlights to ceiling.

Lounge Diner

7.6m wp x 3.4m wp (24'11" wp x 11'1" wp)

Bay window to front and carpeted throughout. Log burner built in within a feature chimney breast. Sliding patio door to the rear and an internal door leading to the fitted kitchen.

Fitted Kitchen

2.1m x 4.1m (6'10" x 13'5")

Beautifully presented throughout, offering spotlights to ceiling and a window and access to rear. Incorporating: 1 1/2 resin sink and drainer unit, an integral double electric oven and grill, with a counter top induction hob installed and a extractor hood over, integrated fridge freezer, integrated wine fridge and integrated dishwasher. Parquet flooring laid with complementary counter tops with splash backs.



Landing

Window to rear with loft access available. Spacious area with internal doors leading to all upstairs rooms.

Bedroom One

4.1m x 3.5m (13'5" x 11'5")

Walk in bay window to front. Carpeted throughout.

Bedroom Two

3.3m x 3.5m (10'9" x 11'5")

Window to rear. Carpeted throughout.

Bedroom Three

4.1m x 3.1m (13'5" x 10'2")

Window to front. Carpeted throughout.

Bathroom

Dual aspect windows to rear and side. Four piece white bathroom suite comprising of; low level flush, vanity unit wash hand basin, bath and a double walk in shower cubicle with an electric shower unit installed. Spotlights to ceiling and heated flooring installed.

Integral Garage

5.4m x 2.3m (17'8" x 7'6")

Up and over door to front. Lighting and electrics installed. Plumbing for a washer available and housing boiler on side wall.

Rear of the Property

Stone chipping patio area with useful side access offered on either side of the property. Steps up to the main garden mainly laid to lawn with a further patio and barbecue area.

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.

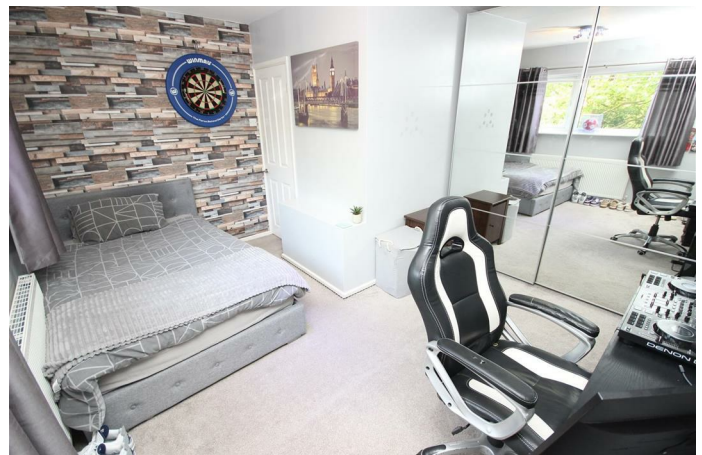
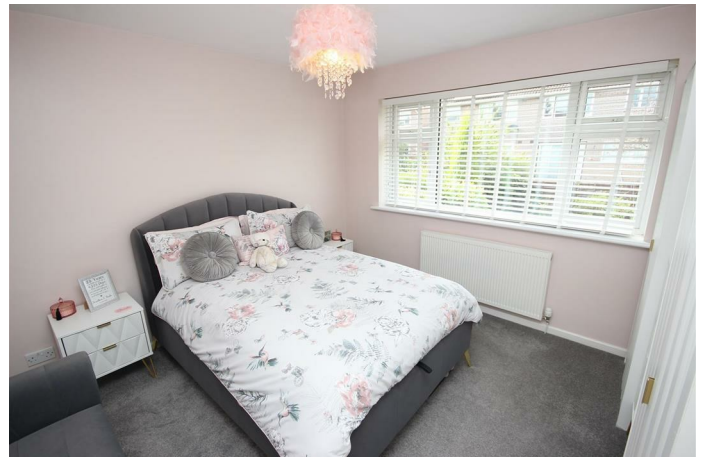
Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price.

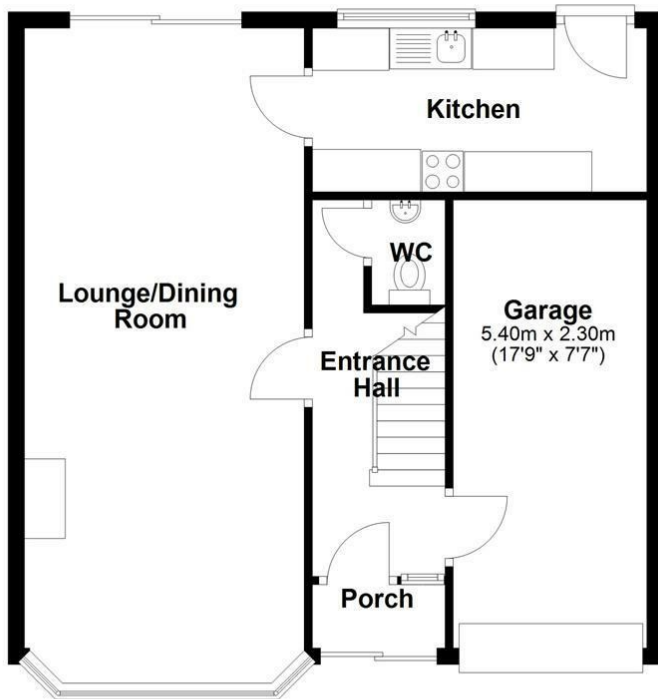
However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification 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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