



Bloore King & Kavanagh

Sales & Lettings



56 Hagley Road
Halesowen, B63 1DQ

Offers Around £390,000

Property Description

A beautifully presented and well maintained THREE DOUBLE BEDROOM semi detached style property, set back from the popular Hagley Road in B63 Halesowen and a offering short commutes to Hagley, Clent Hills and Halesowen town centre.

The property is briefly comprising of; entrance porch, entrance hallway, a modern garage conversion which is now a great study space, downstairs WC, front lounge, rear dining room, fitted kitchen, side entry, three double bedrooms and upstairs bathroom.

To the front is a large driveway offering significant off road parking and the enclosed garden offers a beautiful rear aspect with a spacious dining patio area.

EPC - C / CT Band D

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.

Approach

Block paved driveway offering parking for three to four cars comfortably. Access available to the front and side entry via two UPVC front doors. A corner of the driveway and under the front window is laid to gravel with some small shrubbery.

Entrance Porch

0.91m x 0.96m (2'11" x 3'1")

UPVC door to front. Internal door leading through to the:

Entrance Hallway

4.37m x 1.42m (14'4" x 4'7")

Stairs leading to first floor accommodation. Internal door leading to garage conversion/office, front lounge, downstairs WC and fitted kitchen. Security alarm system installed.

Study/Garage Conversion

4.56m x 2.31m (14'11" x 7'6")

An ideal 'working from home space' with contemporary lighting to the ceiling and windows to the front and side, which really opens up the space on the whole. Built in storage available with plumbing for washer built within. Also housing consumer unit.

Downstairs WC

1.84m x 2.20m (6'0" x 7'2")

Two piece suite comprising of low level flush and vanity unit wash hand basin. Window to side.

Lounge

5.25m x 3.71m wp (17'2" x 12'2" wp)

Window to front. Gas fire installed with marble surround. Coving. Double internal doors leading through to the:

Dining Room

2.73m x 3.77m (8'11" x 12'4")

Window to rear and door to side leading through to the:



Fitted Kitchen

3.65m wp x 3.65m (11'11" wp x 11'11")

A modern fitted kitchen contemporary worktops and fitted base and eye level units, incorporating: 1 1/2 resin sink and drainer unit, built in electric hob with fitted extractor hood over, built in electric double oven and grill, built in microwave, built in dishwasher and a built in fridge with small freezer compartment. Tiled throughout and window to rear. Door leading to:

Side Entry

7.88m x 1.35m (25'10" x 4'5")

Access available to the front and rear of the property. Built in storage with shelving and second built in cupboard housing combi boiler. Outside wall tap installed.

Landing

2.68m x 2.03m (8'9" x 6'7")

Loft access available with a large window to the side. Internal oak doors leading to all upstairs rooms.

Bedroom One

4.32m x 3.71m (14'2" x 12'2")

Coving and fitted wardrobes installed. Window to front.

Bedroom Two

4.25m wp x 3.71m (13'11" wp x 12'2")

Coving and fitted wardrobes installed. Window to rear.

Bedroom Three

2.96m x 3.80m (9'8" x 12'5")

Coving and fitted wardrobes installed. Window to front.

Bathroom

2.68m wp x 3.15m (8'9" wp x 10'4")

A spacious bathroom offering a fresh white bathroom suite comprising of; bath with chrome taps installed over, separate corner double shower cubicle with mains fed shower unit installed, two vanity unit wash hand basins and a low level flush. Two separate windows to rear.

Rear of the Property

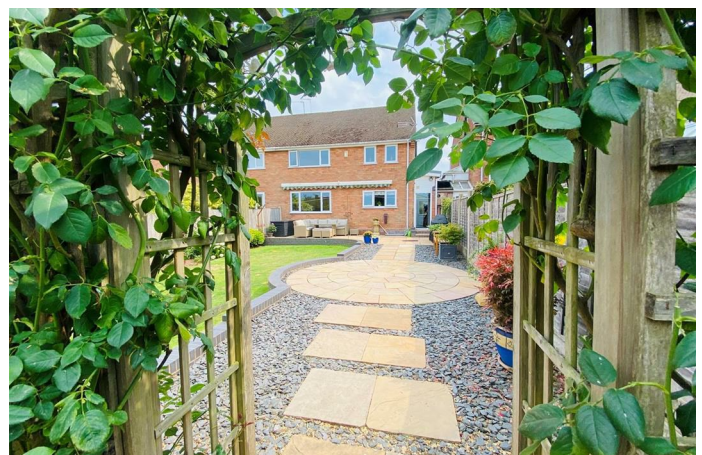
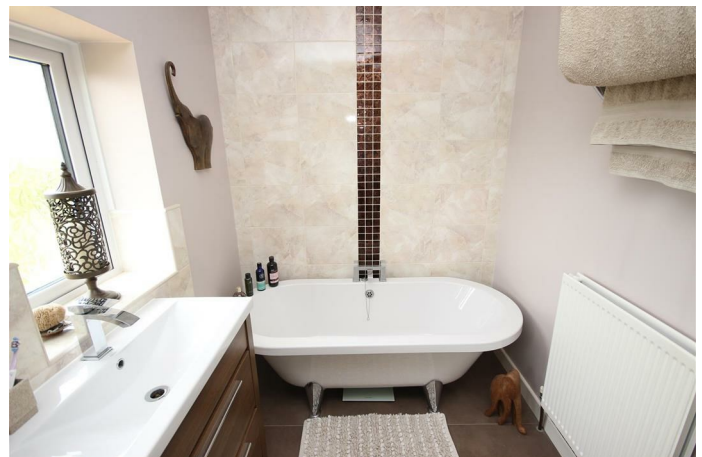
A beautiful space with a superb dining patio area, with a mosaic slabbed pathway leading down to the large rear shed. The remainder of the garden is laid to lawn with shrubbery on its borders.

Freehold

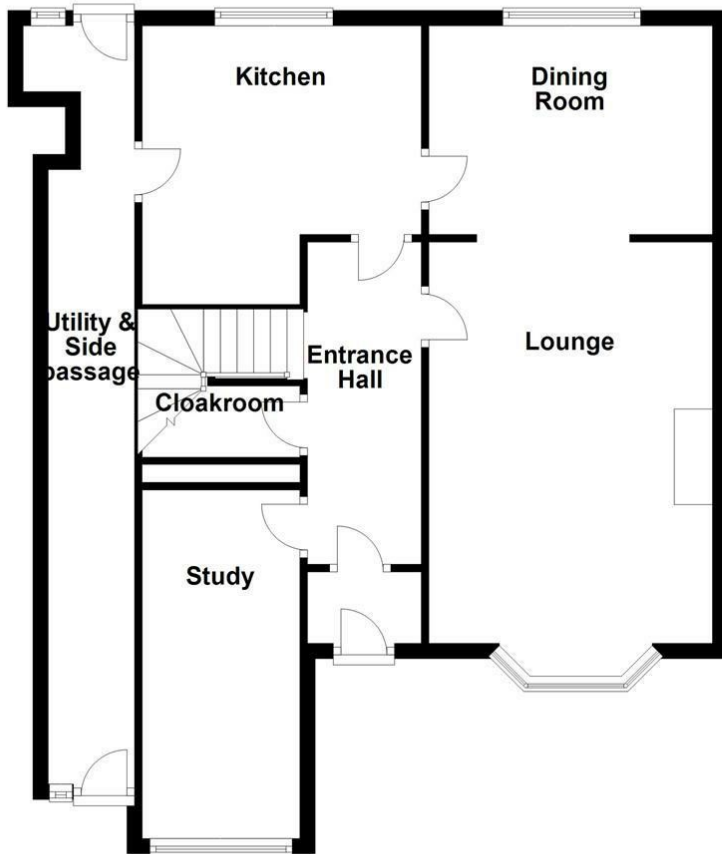
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

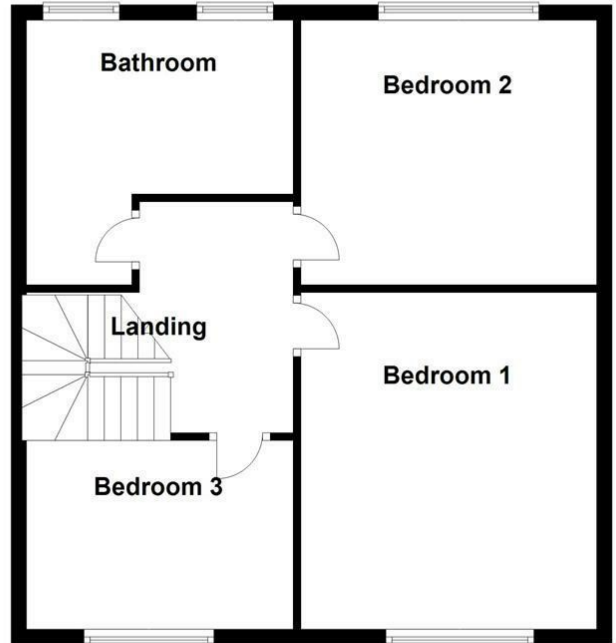
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture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