

# BK & K Bloore King & Kavanagh

Sales & Lettings



**28 Thornhill Road**  
Halesowen, B63 1AU

**Asking Price £350,000**

## The Property

Situated in the ever popular Hasbury area of Halesowen is this beautifully presented and extended THREE BEDROOM SEMI-DETACHED property.

This lovely family home has gas central heating, double glazing and briefly comprises: porch, entrance hall, kitchen, dining room, extended lounge, three bedrooms and family bathroom.

To the front is a good sized drive providing off road parking and to the rear is a beautifully landscaped garden laid to lawn with patio seating area, pond, shed and mature planted border trees and shrubs.

A wonderful property in a great location which must be viewed to appreciate.

EPC: C // Council Tax Band: C

## Location

The property is in an enviable position in Hasbury within walking distance to the Thornhill Road shops. Halesowen itself 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.

## Porch

Composite front door leads to the entrance hall.

## Entrance Hall

Composite front door and stairs rise to the first floor. Understairs storage cupboard.

## Kitchen

4.06m x 2.06m (13'3" x 6'9")

A beautifully appointed kitchen featuring a range of units comprising: 1 1/2 bowl sink and drainer, integrated ceramic hob and integrated electric oven. Integrated dishwasher and space/plumbing for a washing. Space for a fridge freezer. Window overlooking that garden and composite door to rear. Feature tall chrome radiator. Laminate flooring.

## Extended Lounge

5.59\*m x 3.45m (18'4"\*m x 11'3")

A lovely light and spacious lounge with feature gas fire and surround. Window to the side and double french doors lead to the garden.

## Dining Room

3.45m x 3.28m (11'3" x 10'9")

Bay window to the front.

## Landing

Access to all first floor rooms.

## Bedroom One

3.45m x 3.28m (11'3" x 10'9")

Window with lovely views to the rear.

## Bedroom Two

3.43m x 3.28m (11'3" x 10'9")

Window to the front.



### Bedroom Three

2.97m x 2.84m (9'8" x 9'3" )

Measured at widest point with restricted head height  
Window to front.

### Family Bathroom

2.82m x 2.06m (9'3" x 6'9" )

A beautifully appointed three piece suite comprising: L shaped bath with shower over, pedestal wash hand basin and low level WC.  
Laminate flooring. Window to rear. Chrome radiator.

### Garage

With up and over door to the front.

### Outside

Front: A block paved driveway provides off road parking with attractive gravelled borders.

Side: Pathway to the side with gated access to the rear.

Rear: A beautifully landscaped rear garden laid to lawn patio seating area, shed, planted borders, pond, shrubs and trees.

### Tenure

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

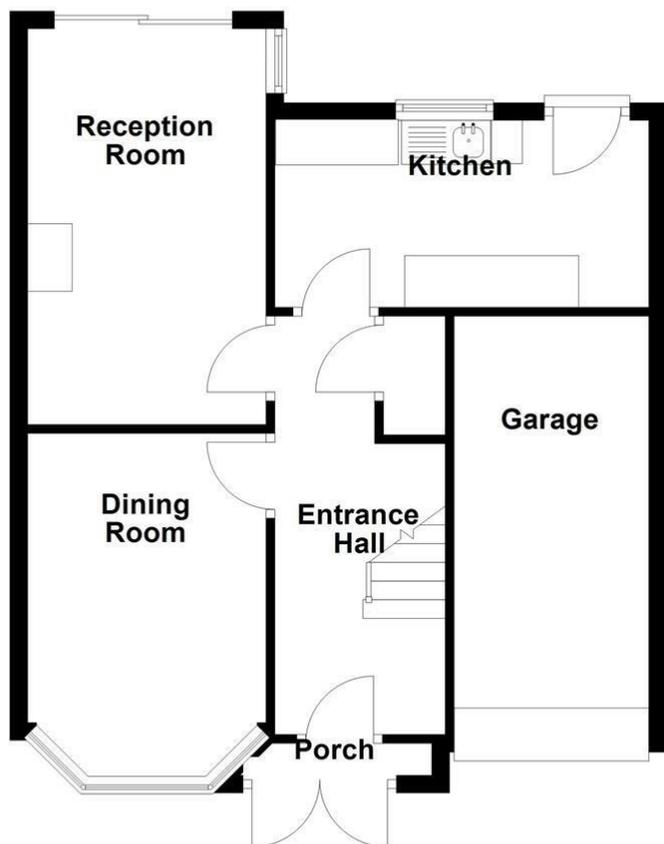
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture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