



**14 Elm Tree Grove**  
Halesowen, B63 2SS

**Offers Over £220,000**



A beautifully presented semi detached family home on a good sized plot, in a cul de sac location. It has been modernised to an exceptionally high standard internally.

This lovely family home benefits from gas central heating, double glazing and briefly comprising: entrance hall, lounge, kitchen diner, two generously sized bedrooms, a modern family bathroom, good sized store cupboard off the landing.

To the front of the property is off road parking, a side access gate leads to a good sized wrap around garden with multiple seating areas. EPC D, Council Tax B.

### **Entrance Hall**

UPVC door and windows to side. Stairs to first floor, doors to lounge and kitchen diner, door to under stairs storage and access to garage.

### **Lounge**

3.63m x 4.74m at widest point (11'10" x 15'6" at widest point)

Window to front, Feature Retro electric wall mounted fire, and TV point. Coving.

### **Kitchen**

2.85m x 3.26m (9'4" x 10'8")

Window and door to rear. Good range of eye and low level units incorporating; extractor fan, plumbing for washing machine, freestanding gas cooker, stainless steel sink and drainer and space for a fridge freezer.

### **Dining Area**

2.94m x 2.69m (9'7" x 8'9")

Window to rear and archway to kitchen area. Feature brick wall and laminate flooring.

### **Landing**

Built in storage room and access to loft space.

### **Bedroom One**

3.9m x 2.8m at widest point (12'9" x 9'2" at widest point)

Window to rear, built in wardrobe and eaves storage cupboards. Laminate flooring.

### **Bedroom Two**

2.8m x 3.9m (9'2" x 12'9")

Window to front. Painted floor.

### **Bathroom**

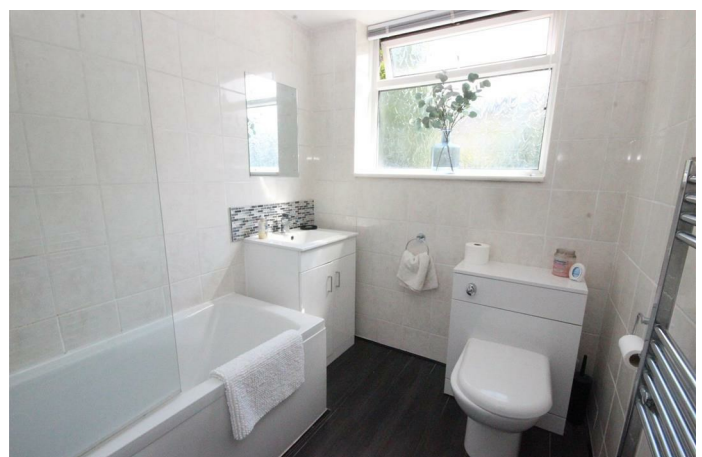
2.27m x 1.92m (7'5" x 6'3")

Window to side. Three piece suite comprising: paneled bath with shower over, low level WC, wash hand basin with mixer tap and storage beneath, chrome heated towel rail and spot lights. Laminate flooring.

### **Garage**

4.9m x 2.4m (16'0" x 7'10")

Up and over garage door, window to side, boiler.





## Outside

**FRONT:** Via a block paved driveway leading to front door, access to garage and electric charging point.

**REAR:** Laid to lawn with decked seating area, slate chippings and slabbed patio areas. Timber shed and feature pond.

## 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

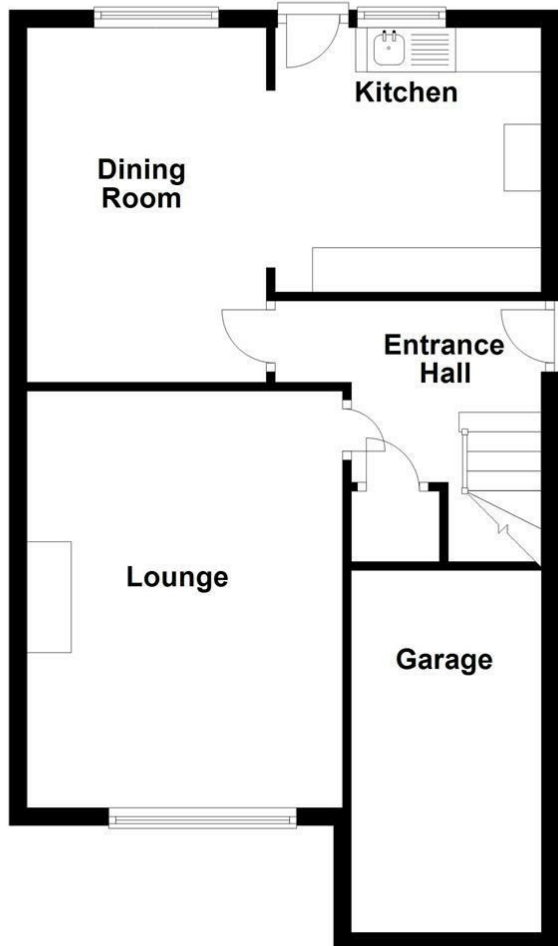
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture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

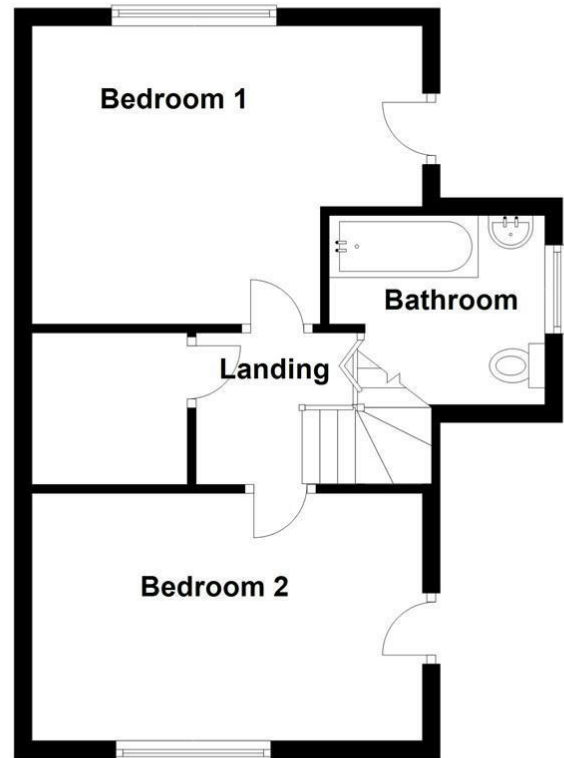
**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware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