



Bloore King & Kavanagh

Sales & Lettings



17 Hilston Avenue
Halesowen, B63 4BT

Offers In The Region Of £325,000

The Property

We are pleased to offer this beautifully presented, extended THREE BEDROOM semi-detached property situated in this lovely cul de sac location on Hilston Avenue

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

To the front is a large block paved driveway providing off road parking for several vehicles and to the rear is a beautifully landscaped garden.

A wonderful property which needs to be viewed to fully appreciate.
EPC: D // Council Tax Band: C
NO CHAIN

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

The property is approached via a large block paved driveway with attractive gravelled area and side access gate.

Porch

Door leads to the entrance hall

Entrance Hall

Stairs rise to the first floor. Understairs cupboard. Laminate flooring.

WC

A two piece suite comprising low level WC and vanity unit wash hand basin. Tile flooring and tiled walls. Window to the side.

Lounge

3.49m x 4.26m (11'5" x 13'11")

Bay window to the front. Gas fire with wooden surround. Doors lead to the dining room.

Dining room

3.55m x 6.08m (11'7" x 19'11")

Narrows to 2.66m

Extended dining room with patio doors to the rear and doors leading to the lounge. Feature log burner.

Kitchen

3.40m x 4.30m (11'1" x 14'1")

At widest point narrows to 1.07m

A lovely range of eye and low level units with Corian worktops incorporating: sink and drainer, gas hob with extractor over and electric eye level oven. Washing machine. Chrome radiator. Window to the rear.

Landing

Window to the side.



Bedroom One

2.84m x 4.22m (9'3" x 13'10")

Bay window to the front and laminate flooring. Fitted wardrobes.

Bedroom Two

3.48m x 3.22m (11'5" x 10'6")

Window to the rear. Laminate flooring. Fitted wardrobes.

Bedroom Three

2.24m x 2.03m (7'4" x 6'7")

Window to the rear and laminate flooring.

Shower Room

1.61m x 2.07m (5'3" x 6'9")

Three piece suite comprising: corner shower cubicle, low level WC and vanity unit wash hand basin. Chrome towel rail. Window to the rear.

Rear Garden

A beautifully landscaped garden featuring mature planted borders trees and shrubs. Patio seating area with picket fence and gate leading into a lawned garden with pathway through to the rear. Wooden shed and greenhouse.

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.

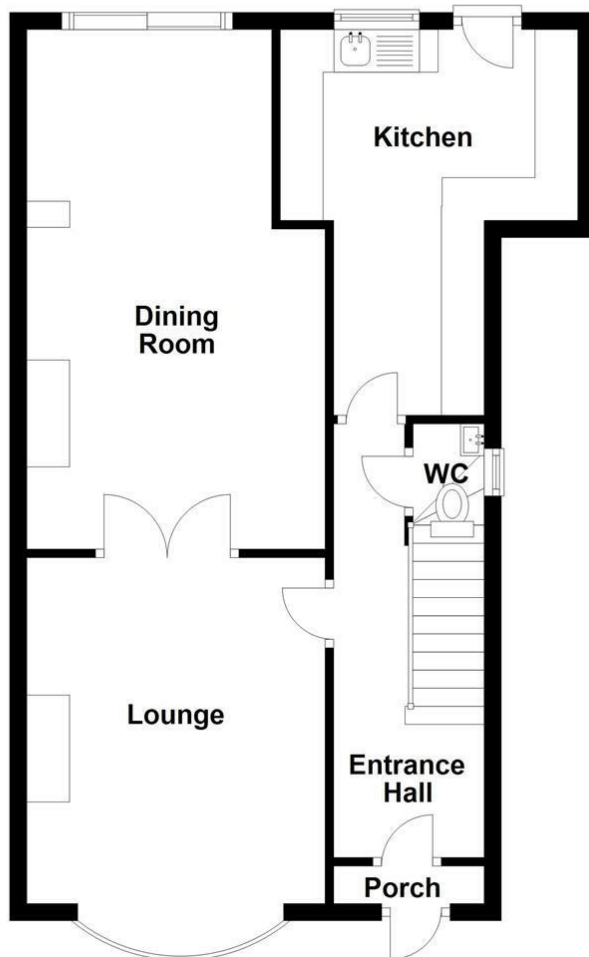
However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification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

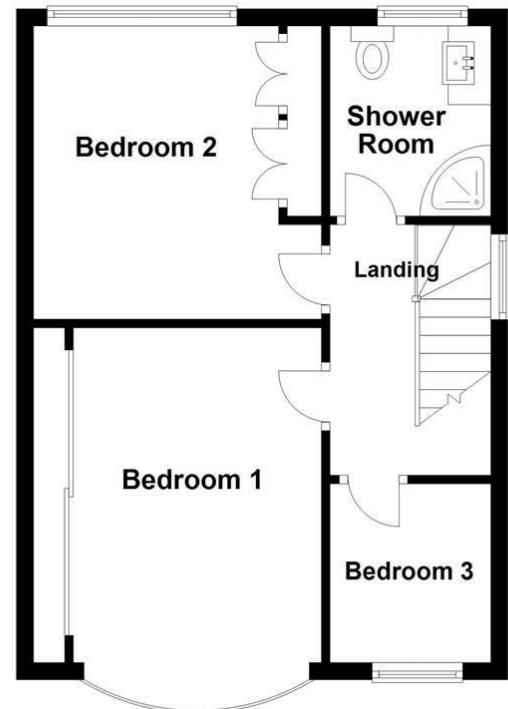
Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It 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



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