



2 Kestrel Road
Halesowen, B63 2PH

Offers In The Region Of £275,000

Property Description

Beautifully presented three bedroom semi detached style property, situated on a sought after cul-de-sac in a prime B63 location. Ideal catchment area for local Primary schooling and within walking distance to convenient amenities and frequent transport links to the surrounding areas.

The property briefly comprises of; entrance hallway, utility room, spectacular fitted kitchen, spacious lounge leading through to conservatory, three bedrooms and family bathroom.

Benefitting also from ample off road parking to the front, an integral garage store and a well maintained, enclosed rear garden.

One not to miss and available to view immediately. EPC - C / CT Band - B

Location

Halesowen General

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

Tarmacked driveway laid with a block paved border allowing sufficient off road parking for up to three cars. A narrow border is adjacent with shale laid and some shrubbery. Front door access available with an up and over door to the garage store. Side access also available to the rear of the property.

Entrance Hallway

3.26m x 0.87m (10'8" x 2'10")

Access available to utility room, fitted kitchen and spacious lounge. Stairs leading to first floor accommodation.

Utility Room

2.46m x 2.17m (8'0" x 7'1")

Security alarm system installed. Laminate flooring. Modern counter top installed with some base units underneath. Recess adjacent for a tall freestanding fridge freezer and recess under stairs for a freestanding dryer.

Fitted Kitchen

3.26m x 2.31m (10'8" x 7'6")

A stunning range of eye level and base units incorporating: 1 1/2 resin sink and drainer unit, built in electric hob and fitted extractor hood over, integral double electric oven and grill and plumbing for a washer installed. Partly tiled walls and laminate flooring laid. Window to front.

Spacious Lounge

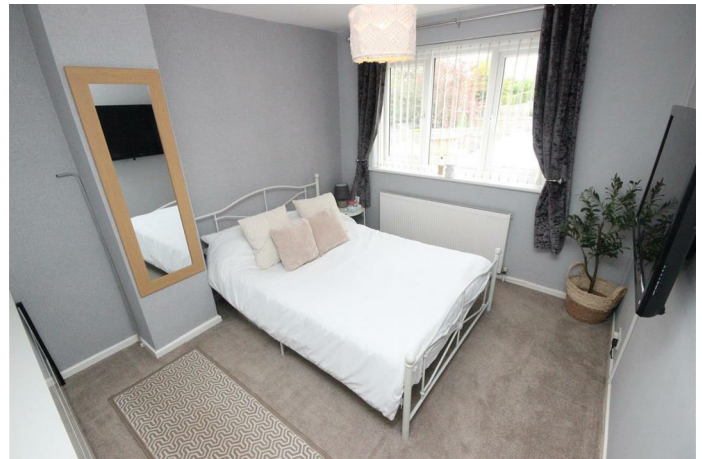
5.72m x 3.52m (18'9" x 11'6")

Window and access to rear via French patio doors. Log burner installed within wood surround. Carpeted throughout. Concertina internal double doors leading through to conservatory. Contemporary finish throughout with paneling installed.

Conservatory

3.77m x 3.00m (12'4" x 9'10")

Access to side via French patio doors. Windows to rear and side. Laminate flooring and fixed heating installed.



Landing

1.72m x 0.87m (5'7" x 2'10")

Internal doors leading to all upstairs rooms. Large window to side. Loft access available benefitting from part boarding and having an integral drop down ladder installed.

Bedroom One

4.45m x 2.77m (14'7" x 9'1")

Window to rear.

Bedroom Two

3.55m x 2.91m (11'7" x 9'6")

Window to rear.

Bedroom Three

2.38m x 2.68m (7'9" x 8'9")

Window to front.

Bathroom

1.42m x 2.98m (4'7" x 9'9")

A white three piece bathroom suite comprising of; low level flush WC, vanity unit wash hand basin and a paneled bath with mains fed shower unit installed over. Built in airing cupboard housing boiler. Window to front. Fully tiled walls and vinyl flooring throughout.

Garage Store

2.61m x 2.54m (8'6" x 8'3")

Up and over door to front. Power/light installed. Gas meter installed and a cold water tap outlet.

Rear of the Property

Side access available. Mosaiced block paved dining patio area with graveled borders. Step leading up to a small lawned area with rear decking and a fixed Gazebo installed. Shed available with electrics installed.

Connected Person

Please be aware that this property is owned by an Employee/Director of Bloore King and Kavanagh.

Freehold

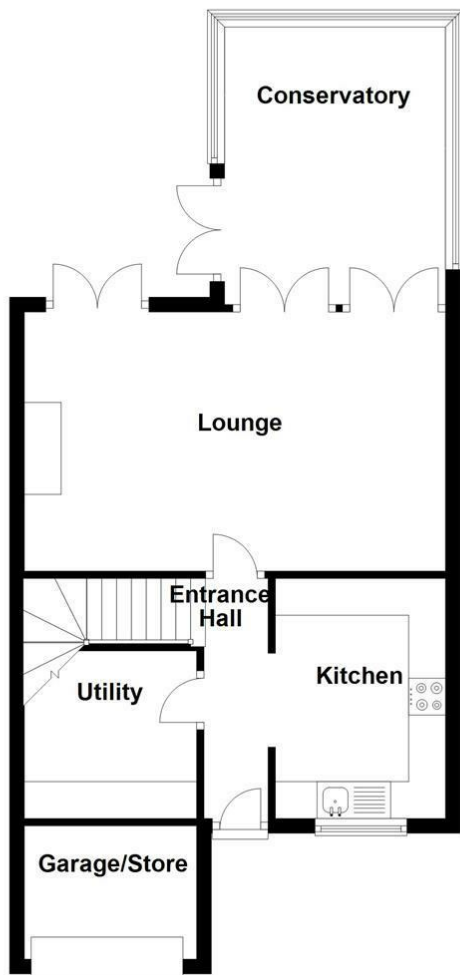
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

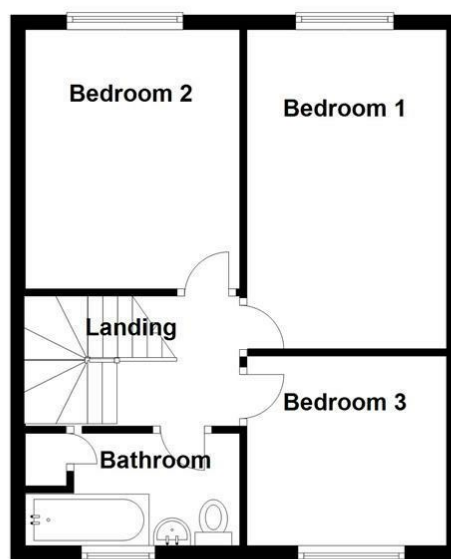
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture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