



**63 Belbroughton Road, Halesowen, B63 4LS**  
**Offers In The Region Of £280,000**

A spacious FOUR BEDROOM, MID TERRACED TOWN HOUSE, offering three double bedrooms and a renovated interior throughout. Based in a very popular B63 location, within walking distance to local amenities and within a great catchment area for sought after primary and secondary schooling.

The property is briefly comprising of; porch, entrance hallway, fitted kitchen leading into dining area, first floor landing, lounge, bedroom three, house bathroom, second floor landing and three further bedrooms; bedroom one with a walk in dressing area.

To the front is off road parking via a driveway and to the rear is a tiered enclosed garden. EPC C / CT Band - C.

## Property Description

A spacious FOUR BEDROOM, MID TERRACED TOWN HOUSE, offering three double bedrooms and a renovated interior throughout. Based in a very popular B63 location, within walking distance to local amenities and within a great catchment area for sought after primary and secondary schooling.

The property is briefly comprising of; porch, entrance hallway, fitted kitchen leading into dining area, first floor landing, lounge, bedroom three, house bathroom, second floor landing and three further bedrooms; bedroom one with a walk in dressing area.

To the front is off road parking via a driveway and to the rear is a tiered enclosed garden. EPC C / CT Band - C.

## 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.

## Front of Property

Tarmacked driveway to front providing off road parking. Some steps and slabs to front composite front door with double glazed inserts and double glazed windows to either side leading into:

## Porch

Access to built in storage cupboard. Tiled flooring and access to:

## Entrance Hallway

Coving. Stairs leading to first floor accommodation and laminate flooring throughout. Built in cupboard available.

## Fitted Kitchen 15'8" x 9'2" (4.8m x 2.8m )

Windows and access to rear. A good range of eye level and base units incorporating: electric induction hob with fitted extractor hood over, tiled splash back, built in electric oven/grill, ceramic and a half bowl sink and drainer, recess and plumbing for a washer and dishwasher, and a larger recess for a tall freestanding fridge freezer. Opening into:

## Dining Area 18'4" x 16'4" (5.6m x 5.0m )

Window to front. Laminate flooring throughout. Feature chimney wall with recess for an electric fire.

## First Floor Landing

Decorative coving. Second stair case leading to second floor accommodation.

## Lounge 15'8" x 12'1" (4.8m x 3.7m )

Maximum length into bay. Bay window with gorgeous views available to the front.

## Bedroom Three 9'6" x 9'10" (2.9m x 3.0m )

Window to rear. Built in wardrobe and laminate flooring throughout.

## House Bathroom

Window to rear. Three piece bathroom suite comprising of; wash hand basin, low level flush WC and bath with shower over. Tiled flooring.

## Second Floor Landing

Decorative flooring. Access to loft.

## Bedroom One 15'8" x 9'6" (4.8m x 2.9m )

Two windows to rear. Decorative coving. Access to walk in dressing area.

## Dressing Area 4'7" x 5'10" (1.4m x 1.8m )

## Bedroom Two 8'6" x 12'1" (2.6m x 3.7m )

Window to front. Decorative coving. Built in wardrobe.

## Bedroom Four 6'10" x 12'1" (2.1m x 3.7m )

Window to front.

## Rear of Property

Slabbed seating area, wall and steps leading to Astro turf lawn area with a further raised brick wall and mature flower bed.

## 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

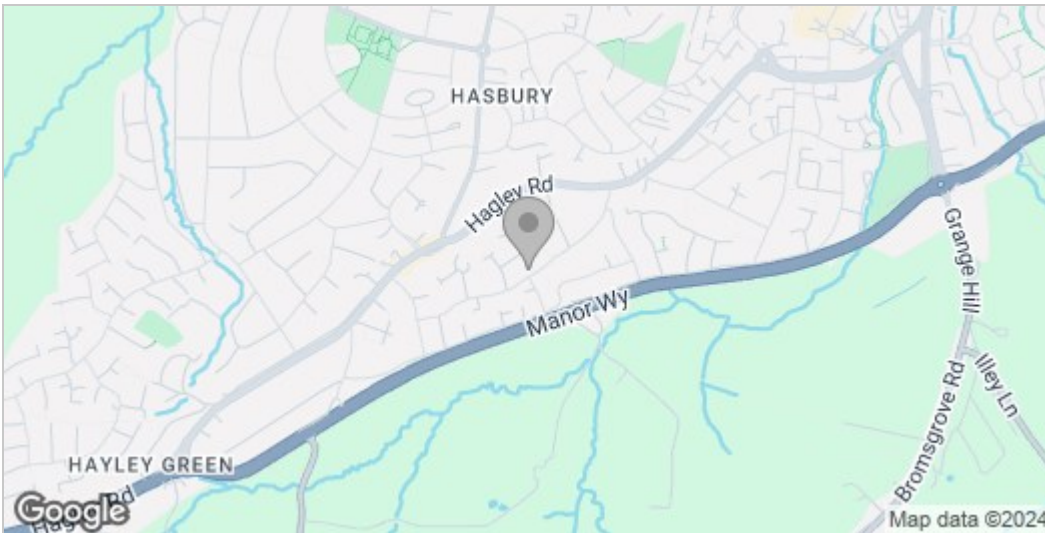
only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always 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.

# Floor Plan

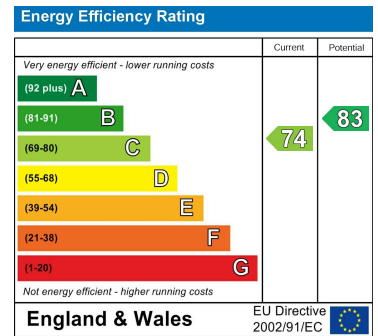


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



**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.