



2 Furnace Hill
Halesowen, B63 3LZ

Offers In The Region Of £260,000

The Property

An incredibly spacious extended FIVE BEDROOM semi-detached property situated in Furnace Hill in Halesowen.

The property is currently in need of a little updating but has a fantastic opportunity for becoming a wonderful family home. Benefitting from gas central heating and double glazing the property comprises: porch, entrance hall, through lounge diner, sun room, kitchen, separate utility room, downstairs WC and a very useful family room (converted from the garage which could be utilised as a further sixth bedroom with its own separate entrance door) To the first floor are FIVE BEDROOMS (with bedroom three featuring stairs rising to the loft space) There is also a family bathroom.

To the front is a block paved driveway providing off road parking and to the rear is a fully enclosed garden.

EPC: D // Council Tax 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.

Frontage

The property is approached via a shared access leading from the main road onto a private block paved driveway providing off road parking. Lawned garden to the side

Porch

Door leads to the entrance hall.

Entrance Hall

Window to the porch and stairs lead to the first floor.

Kitchen

2.46m x 2.58m (8'0" x 8'5")

A range of eye and low level units incorporating stainless steel sink and drainer, integrated gas hob with extractor over and integrated electric double oven. Pantry cupboard. Window into the sun room. Door leads to the utility.

Lounge Dining Room

3.27m x 6.72m (10'8" x 22'0")

Spacious through lounge diner with feature brick fireplace. Window to the front and doors lead to the sun room to the rear.

Sun Room

5.44m x 2.18m (17'10" x 7'1")

Situated to the rear of the property this lovely sun room features two windows to the rear and double french doors leading to the garden.

Utility Room

2.48m x 2.61m (8'1" x 8'6")

Measured at widest point (Narrows to the rear)

A range of eye and low level units with stainless steel sink and drainer with and space beneath for appliances. Door leads to the family room and door to WC.

Downstairs WC

With WC and corner wash hand basin.

Family room (Potential for a sixth bedroom)

2.18m x 4.86m (7'1" x 15'11")

An excellent additional room which could be utilised for many uses including office space, family room or potentially a six bedroom. There is a window to the front with its own front door and a door leading to the rear utility and WC facility.

Landing

A small mid landing with stairs to the left and right leading to the bedrooms and family bathroom. Storage cupboard.



Bedroom One

3.27m x 3.77m (10'8" x 12'4")

Window to the rear. Built in Wardrobes.

Bedroom Two

3.05m x 2.92m (10'0" x 9'6")

Window to the front. Built in Wardrobes.

Bedroom Three

Bedroom: 2.51m x 2.21m

Loft Space (Total) 7.42m x 3.23m

An incredibly interesting bedroom featuring stairs that rise up into the loft.

The spacious loft space features carpet flooring, Velux style window and a storage area to the one end along with storage cupboards to the sides of the main area.

Bedroom Four

2.32m x 2.05m (7'7" x 6'8")

Window to the front.

Bedroom Five

1.63m x 2.60m (5'4" x 8'6")

Fitted wardrobes and window to the rear.

Family Bathroom

2.42m x 2.55m (7'11" x 8'4")

A four piece suite comprising: panelled bath, separate shower cubicle, low level WC and pedestal wash hand basin. Window to the rear.

Rear Garden

A fully enclosed garden to the rear laid to lawn with patio seating area and planted borders.

Tenure

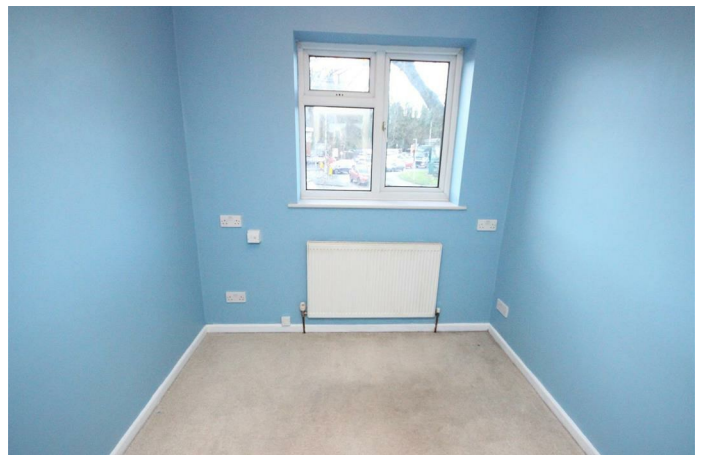
We are advised by the vendor that the property is freehold. We are awaiting confirmation of any planning consents/building regulations regards to mention of extensions/modifications etc.

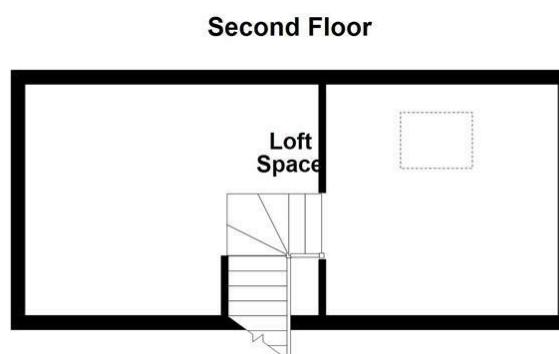
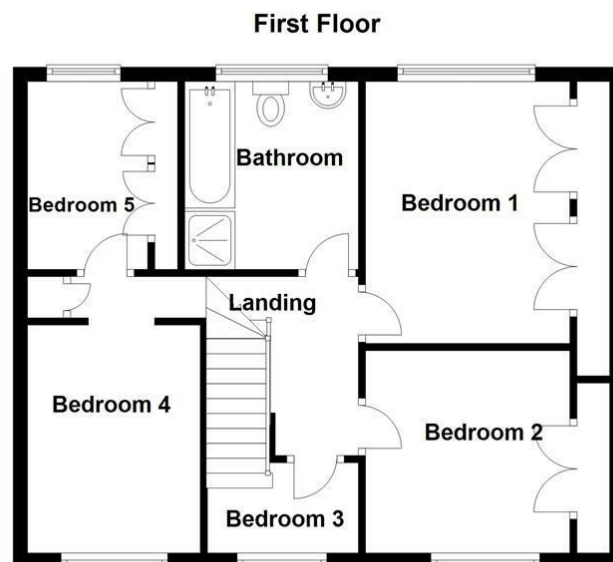
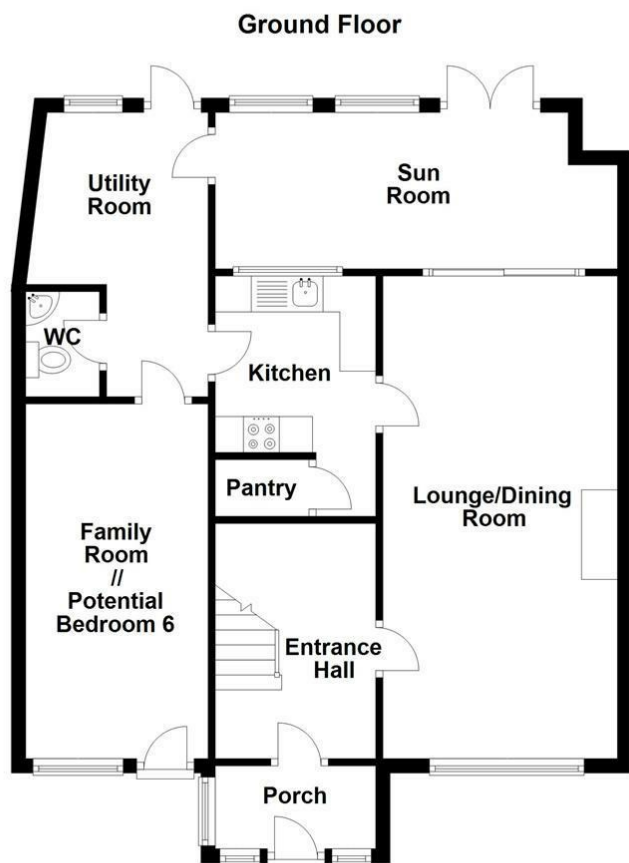
Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property with regards to tenure, planning or building regulations. A buyer is advised to obtain verification from their solicitor or surveyor for confirmation of such.

PROBATE: The property is currently in probate. Please note probate must be completed prior to any sale completion purchase. Please call the office on 0121 550 4151 for more details.

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.





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