



32a Oak Barn Road
Halesowen, B62 9DW

Offers Over £260,000

A modern and very well presented TWO DOUBLE BEDROOM Detached Bungalow in this popular area.

The bungalow is set back from the road behind a gated block paved driveway and benefit's from gas central heating and double glazing.

Briefly comprising:- Entrance porch, spacious open plan lounge/fitted kitchen area with lounge area at the front having window to the front, Cloakroom, Utility Cupboard, TWO double bedrooms, and lovely fitted shower room. Outside there is electric car charging point. Council tax band C. EPC rating C.

Location

Set within one of Halesowen's most sought after locations and walking distance of Rowley Regis Train Station, less than a mile away, as well Hurst Green Park. With nearby shops and amenities including an Asda Store, Cinema and Gym on Hagley Road West and perfect for commuters with trains and buses directly into Birmingham City Centre and access to the M5 at junctions 2 & 3. The Queen Elizabeth Hospital, Orthopedic Hospital, and both Birmingham and Newman Universities are both within commutable distance

Porch

UPVC door to front.

Living Area

3.87m x 5.63m at widest point. (12'8" x 18'5" at widest point.)

Window to front and two skylights. Lovely range of eye and low level units incorporating: sink and drainer, gas hob with extractor over, integrated dishwasher, eye level double oven and integrated fridge freezer. Door to downstairs cloakroom. Door to walk in storage cupboard. Laminate flooring.

Door to utility cupboard; with space and plumbing for a washing machine and wall mounted gas boiler.

Cloakroom

0.87m x 1.34m (2'10" x 4'4")

Window to front. Two piece suite comprising: low level WC and hand basin. Chrome heated towel rail.

Bedroom One

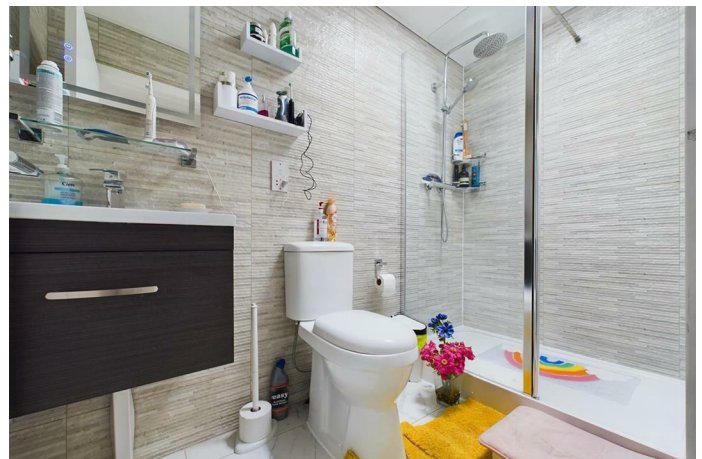
3.28mx 3m (10'9"x 9'10")

Window to front and laminate flooring. Currently used as additional sitting room.

Bedroom Two

2.63m x 3.16m (8'7" x 10'4")

Window to front and laminate flooring.



Shower Room

2.62m x 1.29m (8'7" x 4'2")

Three piece suite comprising: double shower cubicle, vanity wash hand basin and low level WC.

Outside

The property is situated behind a block paved gated driveway, with parking for a number of cars. Electric charging point.

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.

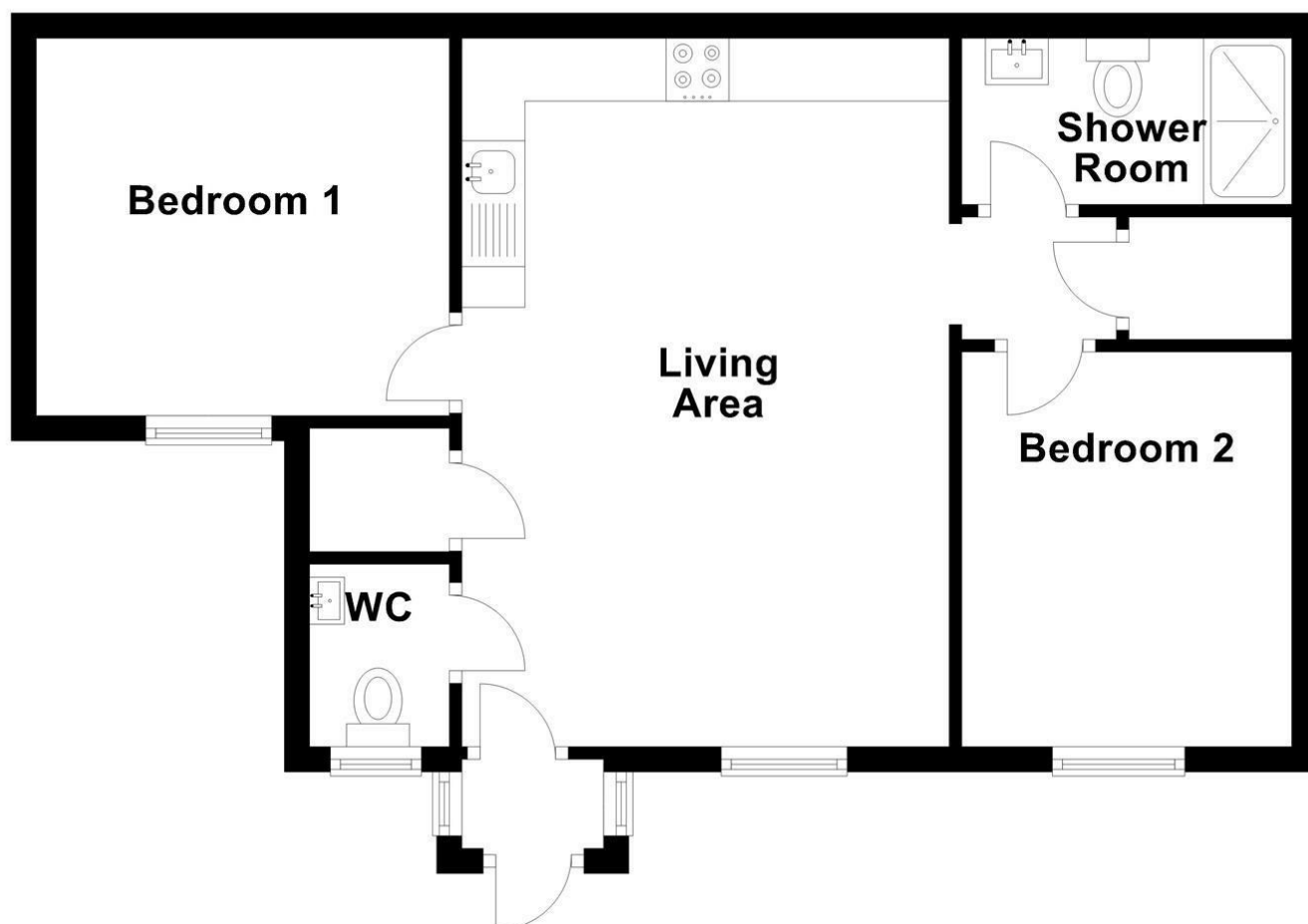
Brochure Declaration

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



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