



1 Iverley Road, Halesowen, B63 3EP
Offers Over £250,000

Four bedroom mid terraced townhouse property, situated on the Haslemere estate in B63 Halesowen. Ideally located within the catchment areas for local primary and secondary schooling.

This spacious property is briefly comprising of; entrance porch, entrance hallway, downstairs Wc, fitted kitchen, integral garage, lounge, double master bedroom with ensuite bathroom, three further double bedrooms and a family bathroom.

A lengthy drive is available to the front which can fit four cars comfortably with steps leading down towards front door access. A large sloping garden is available to the rear.

Offering no upward chain. EPC - D / CT Band - B

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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.

Entrance Porch 5'5" x 6'11" (1.66m x 2.13m)

Built in store housing gas meter and consumer unit. Access to entrance hallway.

Entrance Hallway 12'11" x 4'11" wp (3.96m x 1.52m wp)

Built in store. Doors leading to downstairs WC and fitted kitchen. Stairs leading to first floor accommodation.

Downstairs Wc 3'3" x 3'4" (1.01m x 1.03m)

Low level flush and wash hand basin installed.

Fitted Kitchen 9'5" x 15'11" (2.88m x 4.86m)

A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill with four ring gas hob and extractor hood over and plumbing for a washer installed. Windows and access to rear. Laminate flooring throughout with access available to the integral garage.

Garage 17'7" x 8'7" (5.36m x 2.63m)

Up and over door to front. Electrics installed throughout.

First Floor Landing 5'11" x 15'11" (1.81m x 4.86m)

Doors leading to lounge, bathroom and bedroom three. Stairs leading to second floor accommodation.

Lounge 15'4" wp x 15'11" (4.68m wp x 4.86m)

Maximum length into bay window. Large window to front. Electric fire installed with surround.

Bedroom Three 9'10" x 10'0" (3.01m x 3.07m)

Window to rear. Cupboard housing boiler.

Bathroom 9'10" x 5'5" (3.00m x 1.67m)

Four piece bathroom suite comprising of; bath, low level flush, pedestal wash hand basin and mains fed shower unit installed within a separate single shower cubicle. Window to rear. Tiled throughout and vinyl flooring.

Second Floor Landing 5'11" x 10'4" (1.81m x 3.17m)

Doors leading to master bedroom and bedrooms two and four. Loft access available.

Master Bedroom 9'10" x 15'11" wp (3.01m x 4.86m wp)

Window to rear. Fitted wardrobes installed. Access to ensuite bathroom.

Ensuite 5'11" x 5'1" (1.82m x 1.57m)

Three piece bathroom suite comprising of; corner shower cubicle with mains fed shower unit installed, low level flush and pedestal wash hand basin. Tiled throughout and vinyl flooring.

Bedroom Two 12'0" x 8'8" (3.66m x 2.65m)

Window to front. Fitted wardrobes installed.

Bedroom Four 12'0" x 6'10" wp (3.68m x 2.10m wp)

Window to front. Fitted wardrobes installed.

Rear of the Property

Concrete slabbed patio with stone chippings on its borders, with concrete steps leading down to a small garden laid to lawn. Further steps offer access through trellising to a raised decking area and access towards the very bottom of the garden. The lower in depth area of the rear garden is heavily overgrown and requires cutting back.

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

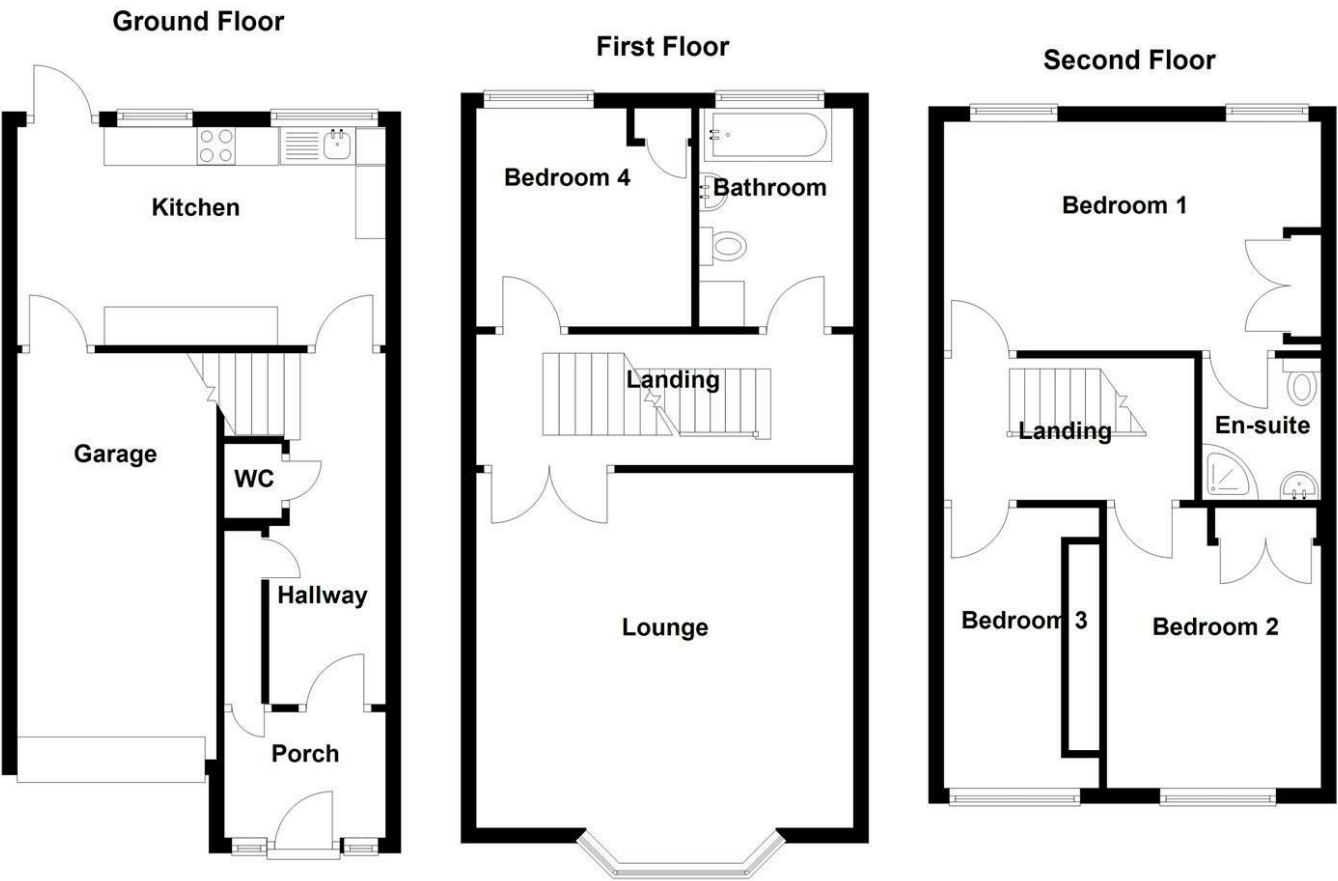
any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

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.

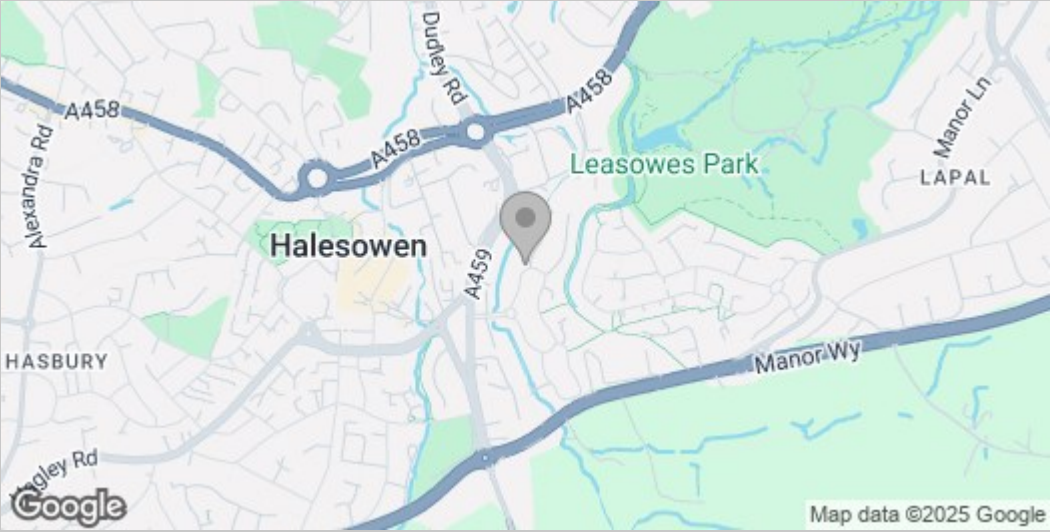
PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective 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.

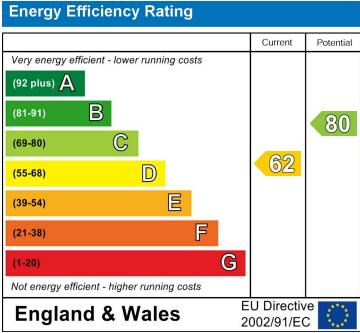
Floor Plan



Area Map



Energy Efficiency Graph



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