



48 Clifton Road
Halesowen, B62 9HB

Offers In The Region Of £280,000

Property Description

We are pleased to bring to market this two/three bedroom, detached bungalow in a popular B62 location, close to local amenities and frequent transport links. Benefitting from off road, gated parking to the front and a maintained, enclosed rear garden.

The property's garage has been previously converted into another bedroom, ideal for accompanied support living with rear access available via the conservatory. Could also be utilised for additional space for an older child or family member.

Alternatively the property is briefly comprising of; entrance hallway with store, shower room, two bedrooms, lounge, fitted kitchen, conservatory, utility area and a third bedroom. Available to view immediately.

Offering no upward chain. EPC - D / 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.

Approach

Block paved driveway allowing space for two cars, offering front door access to the side of the building. Side access available also to the right hand side of the property leading to the enclosed rear garden.

Entrance Hallway

4.36m x 0.86m (14'3" x 2'9")

Internal doors leading to two bedrooms, shower room and lounge. Built in store housing consumer unit. Security alarm system installed.

Lounge

5.12m x 3.47m (16'9" x 11'4")

Electric fire with built in surround. Sliding door to rear offering access to conservatory and an internal door leading to fitted kitchen.

Fitted Kitchen

2.64m x 2.36m (8'7" x 7'8")

A good range of eye level an dbase units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric hob with extractor built over, built in electric oven/grill, an integral dishwasher and recess for an under counter freestanding fridge/freezer. Partly tiled walls and tiled floor throughout. Internal door leading to conservatory and window to rear.

Conservatory

1.74m x 5.27m (5'8" x 17'3")

Windows to side and rear. Patio doors leading to rear enclosed garden. Tiled floor throughout.



Utility Area

1.22m x 2.54m (4'0" x 8'3")

Base units installed offering plumbing for a washer and recess for a tumble dryer. Worcester Bosch boiler wall mounted.

Bedroom One

3.84m x 2.33m (12'7" x 7'7")

Window to front. Converted from previous garage space.

Bedroom Two

3.29m x 2.98m (10'9" x 9'9")

Length measured not into bay window due to fitted wardrobes installed. Bay window to front.

Bedroom Three/Dining Room

3.30m x 2.50m (10'9" x 8'2")

Window to front.

Shower Room

1.94m x 2.31m (6'4" x 7'6")

Three piece suite comprising of; low level flush WC, vanity unit wash hand basin and a double shower cubicle with an electric shower unit installed. Heated towel rail installed. Fully tiled walls. Window to side.

Rear of the Property

Garden mainly laid to lawn with mature shrubbery on its borders either side. Small dining patio area on entry to the garden leading to side access. Shed available to the rear.

Freehold

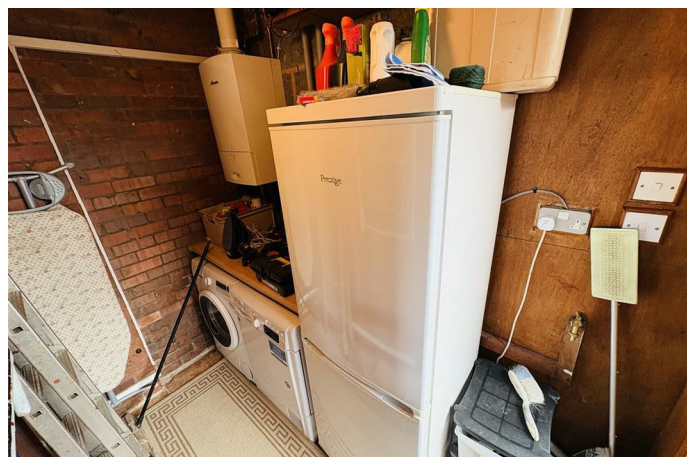
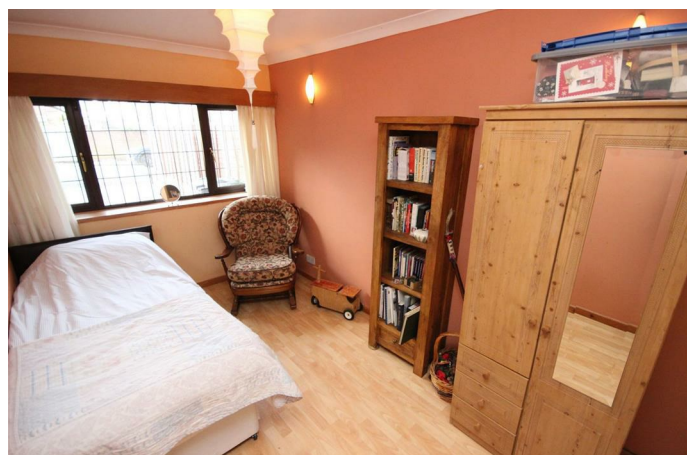
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

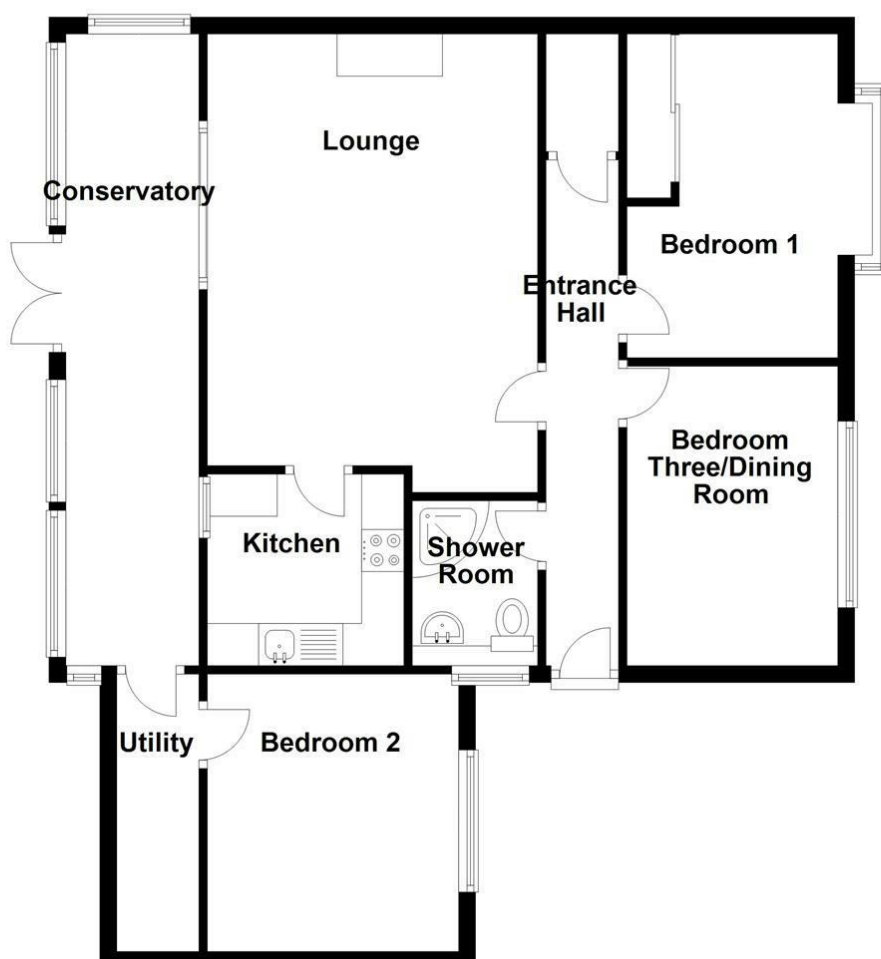
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price.

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.

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Ground Floor



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