



1 Holt Road
Halesowen, B62 9HG

Offers In The Region Of £170,000

Property Description

Two bedroom end of terrace property, within walking distance to Rowley Regis train station and offering a short commute to Birchley Park island, junction 2 of the M5 motorway. In the catchment area for Hurst Green Primary school and Blackheath Primary school.

The property is briefly comprising of; front and rear reception rooms, rear lobby, fitted kitchen through to a small utility space, downstairs bathroom and two double bedrooms. gas central heating and double glazing installed throughout.

On street parking is available to the front of the property and an enclosed garden is at the rear. NO UPWARD CHAIN.

An ideal first time buyer purchase or BTL investment. EPC - D / CT Band - B (DMBC)

Front Reception Room

Integral wall mounted electric fire installed. Window to front. Front door access available and an internal door leading through to the rear reception room. Base cupboard housing meter. Carpeted throughout.

Rear Reception Room

Integral wall mounted electric fire installed. Window to rear. Door to stairs leading to first floor accommodation and internal door leading through to rear lobby. Laminate flooring. Built in understairs cupboard housing security alarm system controls.

Rear Lobby

Side access to enclosed rear garden. Tiled throughout. Door leading to:

Fitted Kitchen

Window to side and offering a good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, freestanding electric cooker with a fitted extractor hood over, a freestanding fridge freezer and plumbing for a dishwasher. Tiled throughout. Opening through to:

Utility Space

Kitchen worktop installed with plumbing for a washer underneath. Tiled throughout. Window to side. Built in cupboard housing boiler. Internal door leading to:

Downstairs Bathroom

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

Landing

Access to both bedrooms available.



Bedroom One

Carpeted throughout. Window to front.

Bedroom Two

Carpeted throughout. Window to rear. Built in storage cupboard.

Rear of Property

Long narrow garden to the rear, mainly laid to overgrown shrubbery which requires significant tidying up and cutting back. Shared access available. Block tiled walkway with an iron gate installed leading to side access into property.

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.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements