



106 Hamilton Avenue
Halesowen, B62 8SJ

Offers Over £300,000

The Property

A beautifully presented three bedroom SEMI-DETACHED property in a great location on the ever popular Abbeyfields estate in Halesowen. The property is only 5 minutes walk from the beautiful Leasowes Park and within easy walking distance of open countryside.

This lovely family home has gas central heating, double glazing and briefly comprises: entrance porch, lounge diner, fitted kitchen, three bedrooms, family bathroom and garage.

To the front is off road parking with lawned garden and side access gate, to the rear is a good size rear garden laid to lawn with patio and further seating area to the rear.

EPC: C // Council Tax Band: D (Dudley)

Porch

UPVC door to front. Door to garage and living space. Laminate flooring.

Lounge Diner

Window and french doors to the garden, Stairs to first floor and door to kitchen. Gas fire with wooden surround and coving. Laminate flooring to lounge area. Storage cupboard.

Kitchen

Window and door to side. Lovely range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, gas hob with extractor over, electric double oven, integrated dishwasher. Space for a washing machine and fridge freezer. Shelved larder cupboard. Laminate flooring.

Landing

Window to side and access to partially boarded loft space with light.

Bedroom One

Window to front with views to Clent Hills, and fitted wardrobe. Coving.

Bedroom Two

Window to rear with over stairs storage cupboard. Coving.

Bedroom Three

Window to front. Coving.

Bathroom

Window to rear. Four piece suite comprising: Panelled bath, shower cubicle with electric shower, pedestal wash hand basin and low level WC. Laminate flooring. Fully tiled walls and extractor.



Garage

Up and over door to front, plus internal access from porch. Has power points and lighting.

Outside

FRONT: Laid to lawn with tarmacadam drive and side access gate.

REAR: Laid to lawn with flower borders and 2 patio/seating areas, side access gate.

Freehold

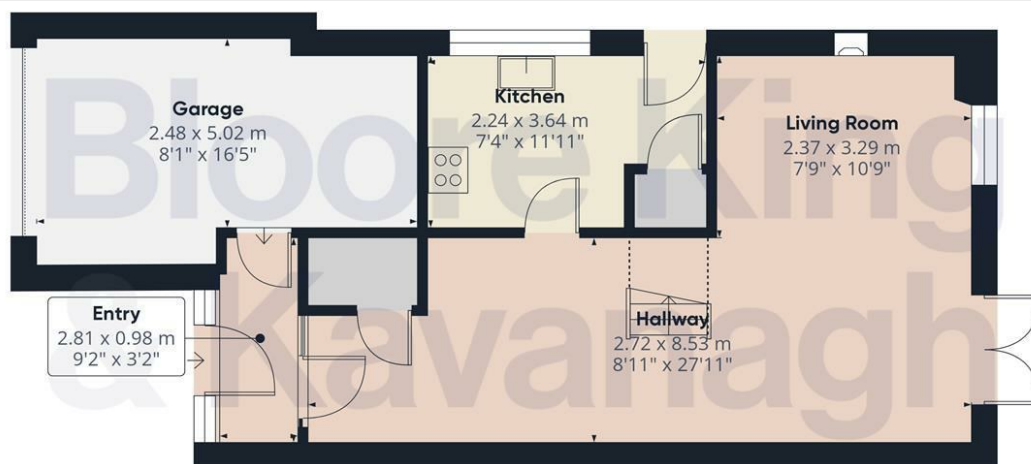
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

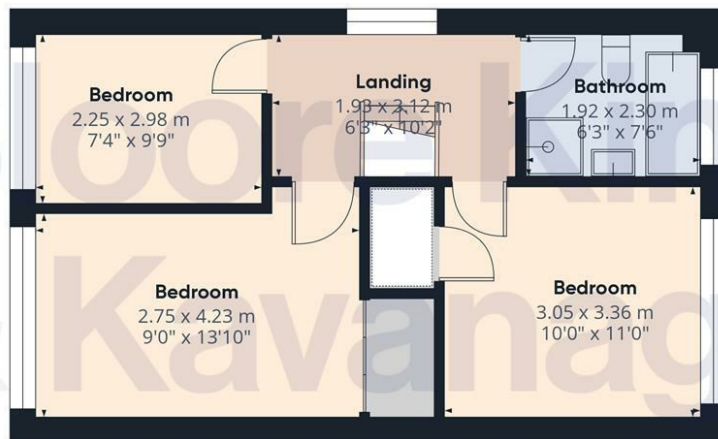
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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 0



Floor 1

Approximate total area⁽¹⁾

96.41 m²

1037.75 ft²

Reduced headroom

1.11 m²

11.94 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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 and 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