Bloore King & Kavanagh
Sales & Lettings

45 St. Johns Road

Halesowen, B63 4HL

£280,000

A well presented three bedroom semi detached family home with open plan kitchen diner, in the popular area of Hasbury close to local amenities.

This lovely property benefits from gas central heating, double glazing and briefly offers: Entrance hall, lounge, open plan kitchen diner with patio doors to the garden, UTILITY ROOM, DOWNSTAIRS CLOAKROOM, landing , three bedrooms and a family bathroom.

To the front of the property is off road parking leading to the garage. To the rear is an enclosed large tiered garden laid to lawn with patio area and planting. EPC C, Council Tax band: C.

Entrance Hall
UPVC door to front and stairs to first floor. Laminate flooring.

Lounge
Window to front.

Kitchen Diner
Window and french doors to garden. Door to utility. Lovely range of eye and low level units incorporating: double sink, space for a range oven, extractor over and integrated dishwasher. Laminate flooring.

Utility Room
Door to garden, garage and cloakroom. Laminate flooring. Plumbing for a washing machine.

Cloakroom
Two piece suite comprising: low level WC and vanity unit wash hand basin.

Landing

Bedroom One
Window to front.

Bedroom Two
Window to rear.

Bedroom Three
Window to front.

Bathroom
Window to rear and side. Three piece suite comprising: paneled bath with shower over, pedestal wash hand basin and low level WC.

Garage
Front opening doors. Rear access door to Utility.

Outside

FRONT: Tarmacadum driveway to front with off road parking for numerous vehicles. Doors to garage.

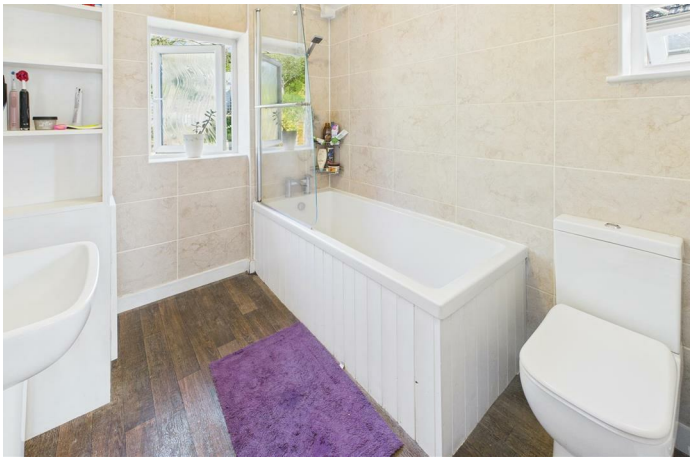
REAR: Tiered garden with patio area, laid to lawn and additional seating area with views.

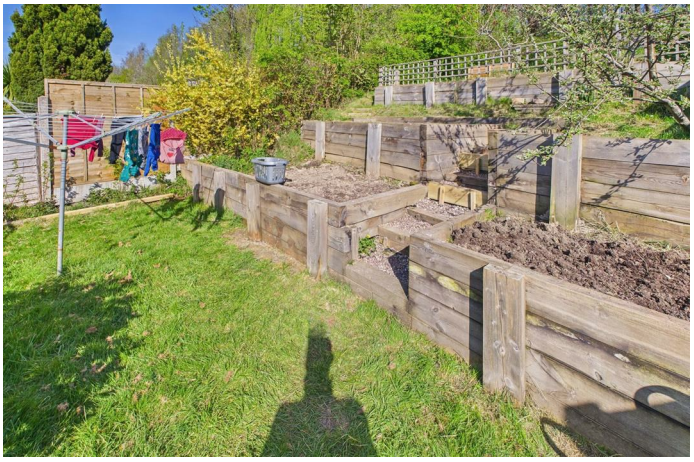
Freehold

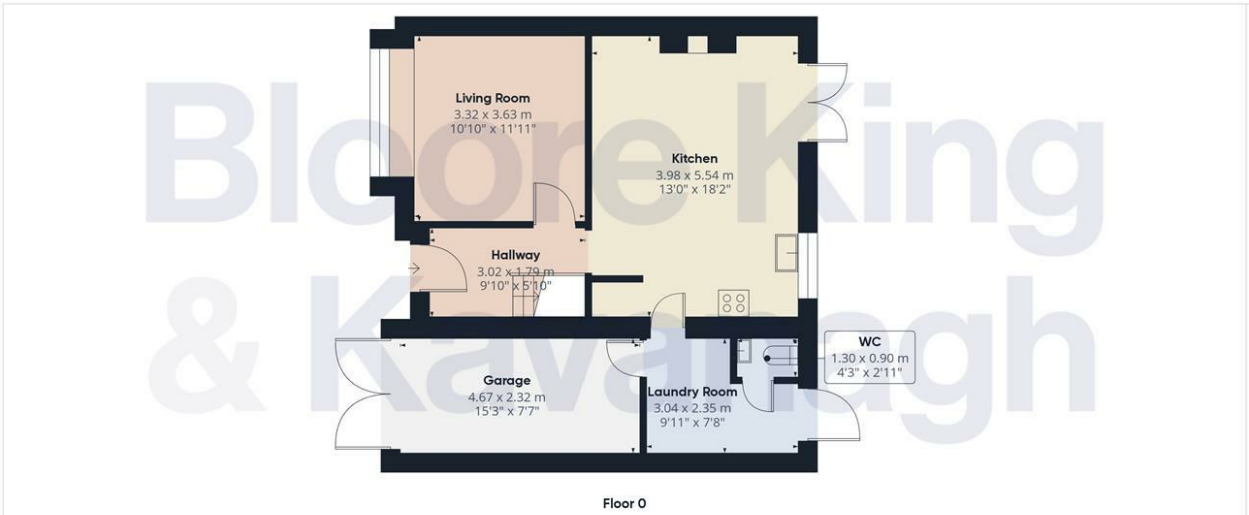
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

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)

95.96 m²

1032.91 ft²

(1) Excluding balconies and terraces

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 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