



62 Stuart Road
Halesowen, B62 0EB

Offers In The Region Of £360,000

A traditional three bedroom semi detached family home in this much sort after road.

This lovely property benefits from gas central heating, majority double glazing, oak doors and briefly offers: porch, entrance hall with storage, through lounge diner, kitchen, landing, three bedrooms, family shower room and separate WC. Garage with utility area to rear and outside WC.

To the front of the property is off road parking and a walled garden, with a good size rear garden laid to lawn with patio area. EPC D, Council Tax band C. NO CHAIN.

Porch

UPVC door to front.

Entrance Hall

Door and window to front. Stairs to the first floor and understairs storage with window to side.

Lounge Diner

Bay window to front and patio doors to the garden. Electric fire with wooden surround. Picture rail.

Kitchen

Window to rear. Range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, electric hob with extractor over and electric oven. Door to utility area and garage.

Landing

Window to side and access to loft space.

Bedroom One

Bay window to front. Range of fitted wardrobes.

Bedroom Two

Window to rear.

Bedroom Three

Window to rear and laminate flooring

Shower Room

Window to front. Two piece suite comprising: double shower cubicle and pedestal wash hand basin. Storage cupboard.

Separate WC

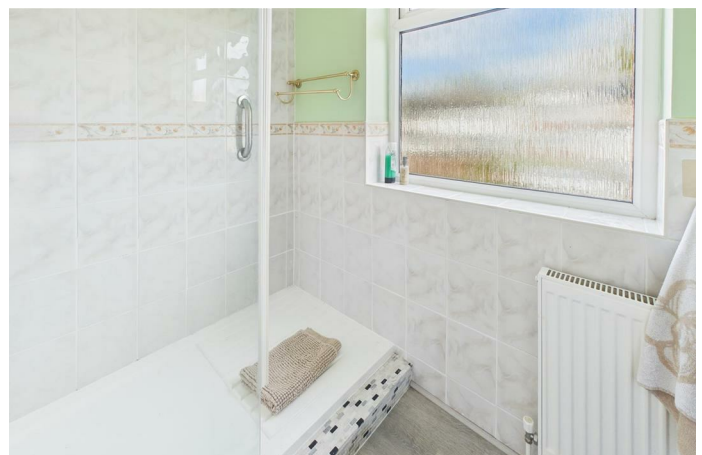
Window to side and low level WC.

Garage and Utility Area

Metal front opening doors, power and light. Utility Area: Door to garden. Worcester gas boiler, plumbing for a dishwasher and washing machine.

Store and Outside WC

Brick built store and outside toilet.



Outside

FRONT: Tarmac driveway and walled garden, laid to lawn with mature beds.

REAR: Laid to lawn with patio area and greenhouse

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.

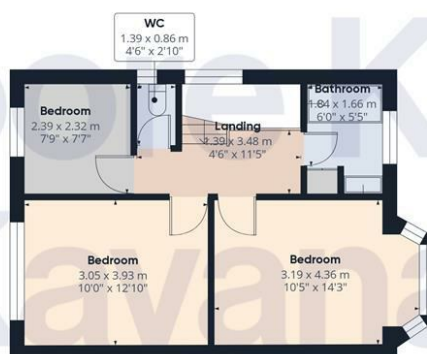
REFERRAL FEES:

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[®]
 102.82 m²
 1106.76 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.

GIRAFFE360

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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