



23 Netherend Lane
Halesowen, B63 2PA

Asking Price £265,000

The Property

A beautifully presented THREE BEDROOM family home close to local amenities and Cradley train station.

This lovely property was refurbished in 2019 and benefits from gas central heating, double glazing and briefly offers: entrance hall, lounge diner, fitted kitchen with integrated appliances, three bedrooms and a refitted family bathroom. Separate GARAGE.

To the front of the property is a tarmac hard standing frontage and additional parking in front of the garage. To the rear is an enclosed garden with lawn and patio. EPC: D CT: B.

Entrance Hall

Aluminum door and window to front. Stairs to first floor. Laminate flooring and paneling.

Lounge Diner

Window to front and patio doors to rear. Electric fire with surround and laminate flooring. Paneling to walls and coving.

Kitchen

Window to rear and door to side. Lovely range of eye and low level units incorporating: sink and drainer, electric hob with extractor over, eye level oven, integrated fridge freezer and washing machine. Laminate flooring. Understairs storage.

Landing

Window to side. Access to boarded loft space with light and ladder. Airing cupboard housing Potterton boiler. Paneled walls.

Bedroom One

Window to front. Fitted wardrobes.

Bedroom Two

Window to rear.

Bedroom Three

L Shaped. Window to front and overstairs wardrobe.

Bathroom

Two windows to rear. Four piece suite comprising: paneled bath, fully tiled shower cubicle, vanity unit wash hand basin and low level WC. Chrome heated towel rail. Laminate flooring.

Garage

Located in a separate block to the right of the property (End garage). Up and over door to front. Parking to front.

Outside

FRONT: Off road parking.

REAR: Enclosed garden, laid to lawn with patio area.



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.

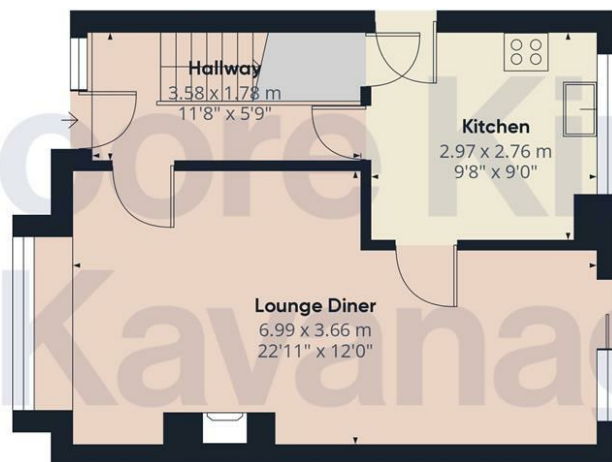
Brochure Declaration

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 area¹
73.82 m²
794.59 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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