



180 Huntingtree Road
Halesowen, B63 4HT

Asking Price £325,000

Property Description

A beautifully presented and thoughtfully extended three bedroom semi detached property in a great location in Huntingtree Road.

This wonderful family home has gas central heating, double glazing and briefly comprises: porch, entrance hall, spacious lounge, simply stunning extended open plan kitchen dining room, three bedrooms, family bathroom and separate garage.

To the front is driveway parking with side access and to the rear is a fully enclosed large garden. CT Band - C / EPC - D

Location

The property is in a great location on Huntingtree Road close to Halesowen Town Centre.

Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre.

The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network. Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

Frontage

To the front of the property is a tarmac driveway providing off road parking with gated side access leading to the rear.

Porch

Door to the lounge

Lounge

3.94m x 4.35m (12'11" x 14'3")

Window to front. Wall mounted feature electric fire. Opens into the kitchen diner. stairs rise to the first floor. Laminate flooring.

Kitchen Dining Room

4.75m x 5.18m (15'7" x 16'11")

A simply stunning open plan extended kitchen diner featuring a beautiful range of eye and low level units incorporating: a stainless steel sink and drainer, stand alone cooker with extractor over and integrated dishwasher. Space and plumbing for a washing machine. Tiled flooring. Windows to the rear overlooking the garden and double french doors.

Landing

Access to the loft space. Partially boarded. Window to the side.

Bedroom One

3.22m x 3.07m (10'6" x 10'0")

Window to the rear.

Bedroom Two

3.04m x 3.07m (9'11" x 10'0")

Window to the front.



Bedroom Three

2.11m x 2.11m (6'11" x 6'11")

Measured at widest points. Window to the front.

Family Bathroom

2.27m x 2.12m (7'5" x 6'11")

A lovely four piece suite comprising: panelled bath, separate shower cubicle, low level WC and pedestal wash hand basin. Window to the rear.

Rear Garden

A lovely large fully enclosed garden laid mainly to lawn with patio seating area and steps leading up to a further lawn area to the rear.

Garage

4.85m x 2.57m (15'10" x 8'5")

Up and over door to the front. (Currently fenced off to the front - No vehicle access)

Tenure

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.





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.