



40 Furnace Hill, Halesowen, B63 3LY
Offers In The Region Of £275,000

A TWO BEDROOM DETACHED property, requiring updating and refurbishment. Within walking distance to Halesowen college and convenient amenities, and just a short commute away from Halesowen town Centre.

This well proportioned property offers a great deal of potential. Benefitting from gas central heating, double glazing and briefly offering: entrance hall, lounge with fireplace and doors to the garden, fitted kitchen, landing, two bedrooms and a family bathroom.

To the front of the property is off road parking and access to the garage. There is a wrap around garden with patio area and side access gate. NO UPWARD CHAIN. EPC - D / CT Band - C

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Entrance Hall

Door to front. Doors to lounge and kitchen. Stairs to first floor and understairs recess.

Lounge

Window to rear and French doors to garden. Gas fire with wood surround. Coving.

Kitchen/Diner

Window to front and door to garage. Good range of eye and low level units incorporating: 1 1/2 bowl resin sink and drainer, built in gas hob with extractor over. Built in electric oven and grill. Partly tiled walls and tile flooring.

Landing

Doors to bedrooms and bathroom.

Bedroom One

Window to rear and coving.

Bedroom Two

Window to rear and loft access.

Bathroom

Window to side. Four piece suite comprising: paneled bath, single shower cubicle, low level WC and pedestal wash hand basin. Fully tiled walls and tile flooring.

Garage

Up and over door to front. Rear access door. Power and light. Wall mounted boiler and window to rear.

Outside

FRONT: Block paved driveway and flower bed. Side access gate.

REAR: Wrap around sloping garden with patio and steps.

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

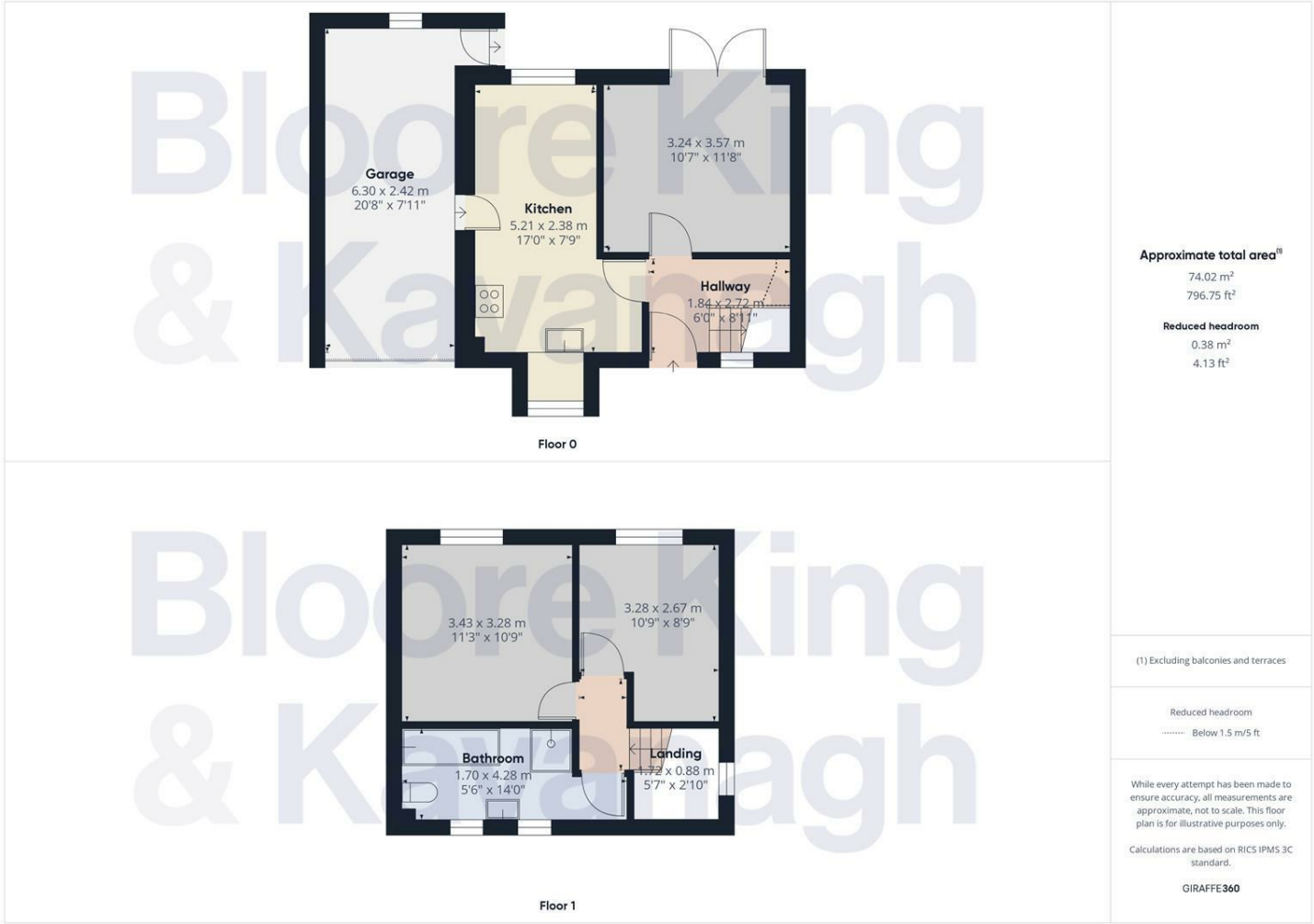
verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

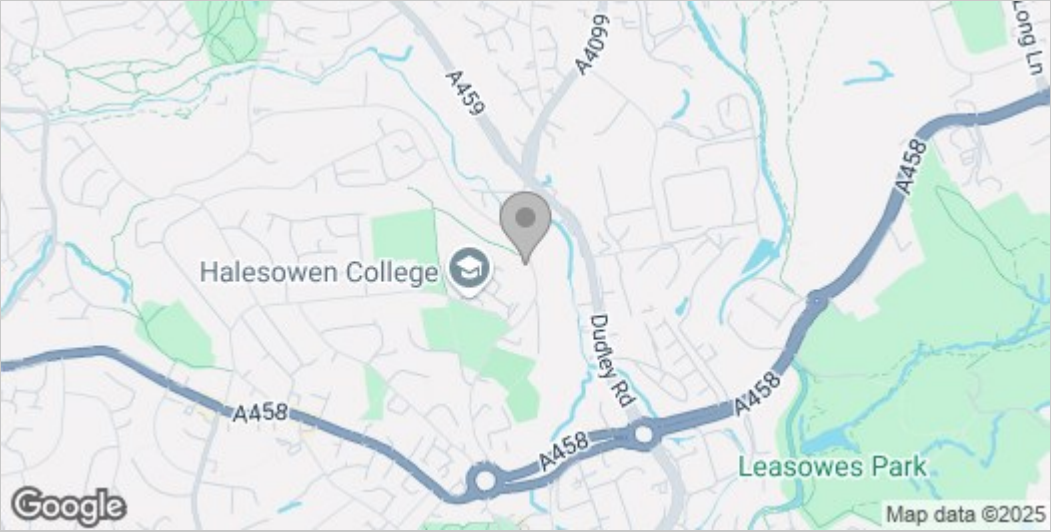
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture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

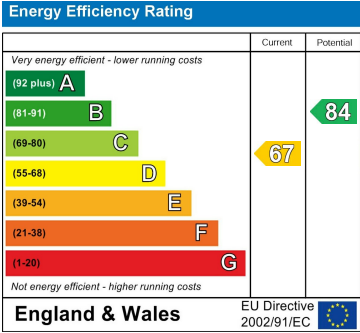
Floor Plan



Area Map



Energy Efficiency Graph



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