



39 Garland Crescent
Halesowen, B62 9NH

Offers In The Region Of £340,000

Property Description

A spacious THREE/FOUR bedroom semi detached style property, situated within a very popular B62 postcode which is an ideal catchment area for Hurst Green Primary school.

OFFERING NO UPWARD CHAIN, this property briefly comprises porch, entrance hall, front & rear reception rooms, conservatory, kitchen, utility, downstairs WC, three/four bedrooms and a family shower room.

The property also benefits from gas central heating, double glazing throughout, an integral, spacious garage and an impeccable rear garden. Off road parking available to the front.

EPC - D / CT Band - D

Approach

Tarmac driveway with decorative borders. Well maintained and tidy front garden mainly laid to gravel and with well pruned shrubbery. Front door access via porch and access to integral garage available.

Entrance Porch

Sliding door to front. Window to side and access to entrance hall.

Entrance Hall

Stairs leading to first floor accommodation with under stairs storage available, housing the electricity meter. Doors to front reception room and kitchen.

Front Reception Room

Gas fire installed within a brick built fireplace. Window to front and sliding doors opening into:

Rear Reception Room

Wall mounted gas fire. Sliding door opening to:

Conservatory

Windows to rear and side. Side UPVC door offering access to rear garden. Tiled throughout.

Fitted Kitchen

A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral double electric oven and grill, four ring gas hob, built in fridge and an integral slimline dishwasher. Windows to rear of property and access to utility via side door.

Utility

Vinyl flooring throughout. Worktops with plumbing for a washer installed underneath. Housing boiler on wall. Windows to rear and side, and access to garden via side UPVC door. Doors to WC and garage internally.

Downstairs WC

Window to rear. Low level flush WC and wash hand basin installed.

Garage

A good space benefitting from a cold water tap installed. Doors opening to front.

Landing

Built in over stairs storage and loft access available. Window to side. Doors to three of the bedrooms and family shower room.

Bedroom One

Window to rear. Fitted wardrobes installed with mirrored frontages.

Bedroom Two

Window to front. Built in wardrobe storage.



Bedroom Three

Windows to front and rear. Built in shelving and wardrobe storage.

Bedroom Four/Study

Window to front. Built in wardrobe storage. Door to third bedroom.

Family Shower Room

Window to rear. Three piece suite comprising; low level flush WC, vanity unit wash hand basin and a separate single shower cubicle with an electric shower unit installed. Heating towel rail. Vinyl flooring.

Rear of the Property

Mosaic dining patio area with a mosaic pathway leading down to the rear shed. A well presented and maintained rear garden with AstroTurf laid and beautiful shrubbery to borders.

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

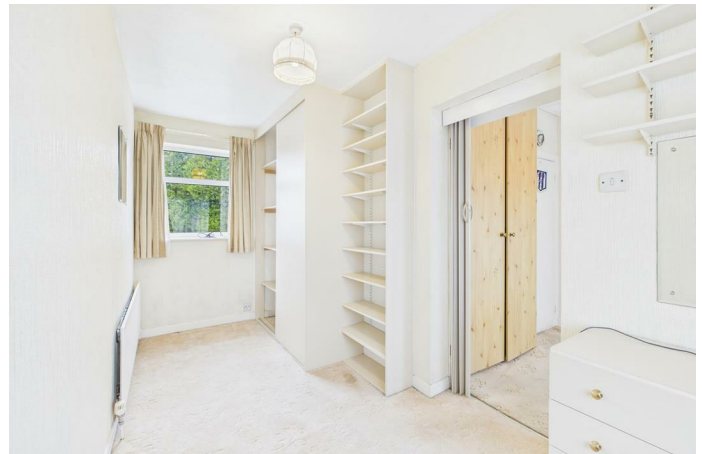
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price.

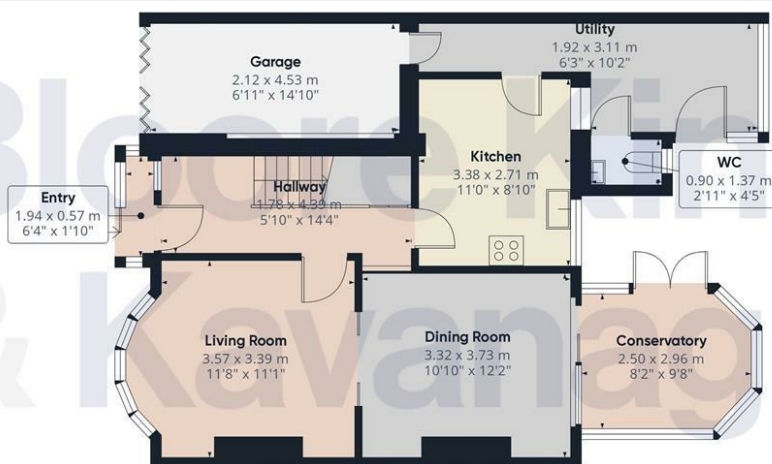
However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification 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[®]

113.02 m²
1216.53 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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8 Hagley Road
Halesowen
West Midlands
B63 4RG

www.bloorekingkav.co.uk
0121 550 4151
info@bandk.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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