



14 Beecher Street
Halesowen, B63 2DP

Offers Over £225,000

Property Description

Modern TWO DOUBLE BEDROOM, EXTENDED semi detached style property, with an ADDITIONAL LOFT ROOM available. Close to frequent transport links offering short commutes to the surrounding areas and within walking distance to local amenities also.

This property offers a lot of space throughout and is briefly comprising of; front and rear reception rooms, fitted kitchen, downstairs bathroom, two double bedroom and an additional loft room. gas centrally heated and double glazed throughout.

On street parking is available to the front of the property and the rear aspect benefits from a large garden mainly laid to lawn, with a decked patio area ideal for summertime. OFFERING NO UPWARD CHAIN. EPC - E / CT Band - A

Location

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.

Approach

Gated access leading onto a slabbed pathway offering front door access. Additional security gate installed to the side as well which offers further access to the side of the property via the rear vestibule. Pathway leads down the right hand side of the building then into the decked area and rear garden.

Front Reception Room

Window and access to front. Gas fire installed with wood surround. Coving. Built in storage and shelving recess. Original floorboards evident. Door leading into:

Inner Hallway

Stairs to first floor accommodation. Door into:

Rear Reception Room

Windows to rear and side. Laminate flooring laid. Gas fire installed with wood surround. Door to capped off cellar which houses the boiler, consumer unit and electricity meter. Additional door into rear vestibule.

Rear Vestibule

Windows and door to side of the property. Tiled flooring.

Fitted Kitchen

A good range of eye level and base units incorporating: double stainless steel sink and drainer unit, built in gas hob with extractor hood over and a built in electric double oven and grill, built in washer and a built in dryer. Window to side. Partly tiled walls and tiled flooring. Loft access available.

Additional Inner Hallway

Door to side. Access through door to downstairs bathroom.

Downstairs Bathroom

Three piece suite comprising of; panelled bath with electric shower unit over, wash hand basin and low level flush WC. Tiled throughout. Windows to side and rear.



Landing

Doors to both bedrooms.

Bedroom One

Window to rear. Stairs leading to loft room. Original floorboards evident.

Additional Loft Room

Carpeted throughout. Two Velux style windows to rear. Two built in storage cupboards within eaves.

Bedroom Two

Window to front. laminate flooring laid. Freestanding wardrobes can stay.

Rear of the Property

Raised decked patio area with a step down to the rear garden mainly laid to lawn. A large shed is available to the very rear of the garden.

Freehold

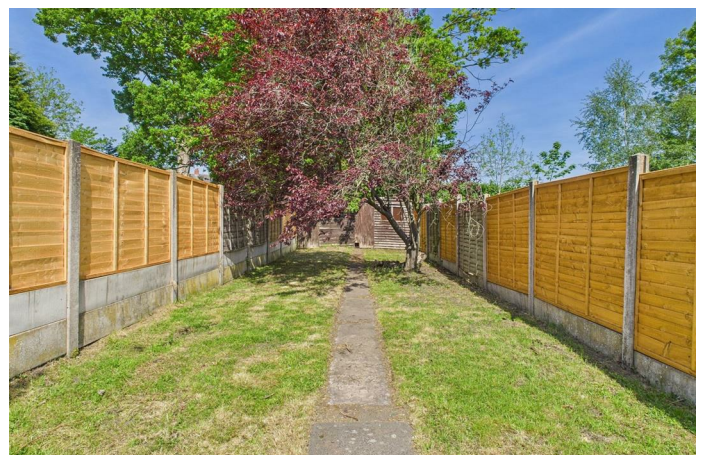
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

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.





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