

**28 Sunbury Road**  
**Halesowen, B63 4DH**

**Offers Over £210,000**

## Property Description

Recently refurbished two double bedroom, mid terraced property in the heart of B63 Halesowen. Within walking distance to Windsor High school, Halesowen town Centre and many local amenities and transport links nearby.

The property is briefly comprising of; entrance hall, lounge, refitted kitchen with built in pantry, separate utility room, rear sunroom with additional downstairs Wc, two double bedrooms and bathroom with shower over.

To the front is off road parking with shared access to the side, leading to an easy to maintain enclosed rear garden. EPC - E / CT Band - B

## Location

Halesowen General

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

Slabbed driveway to front offering off road parking for up to two cars. Matured shrubbery on its borders, with shared access to the left hand side.

## Entrnace Hall

Stairs to first floor accommodation. Door into:

## Lounge

Window to front. Recess for large TV built within media wall. Door into:

## Refitted Kitchen

A good range of eye level and base units incorporating: 1 1/2 resin sink and drainer unit, integral electric oven/grill with four ring induction hob over with built in extractor over. Built in under stairs storage and a built in pantry. Doors into utility room and rear sun room. Laminate flooring throughout.

## Utility Room

Recess for a tall freestanding fridge freezer. Counter work top with recess for a dryer and washer, and sufficient plumbing underneath.

## Rear Sun Room/Conservatory

Carpeted throughout. Rear access door. Door into:

## Separate WC

Low level flush WC installed.





## Landing

Doors to all upstairs rooms. Loft access available.

## Bedroom One

Window to front. Over stairs built in storage available.

## Bedroom Two

Window to rear.

## Refitted Bathroom

Three piece bathroom suite comprising of low level flush WC installed, vanity unit wash hand basin built into recess and a panelled bath with mains fed shower unit installed over. Heated towel rail. Window to rear.

## Rear of Property

Slabbed dining patio area with a smaller area laid to lawn, with a slabbed pathway adjacent.

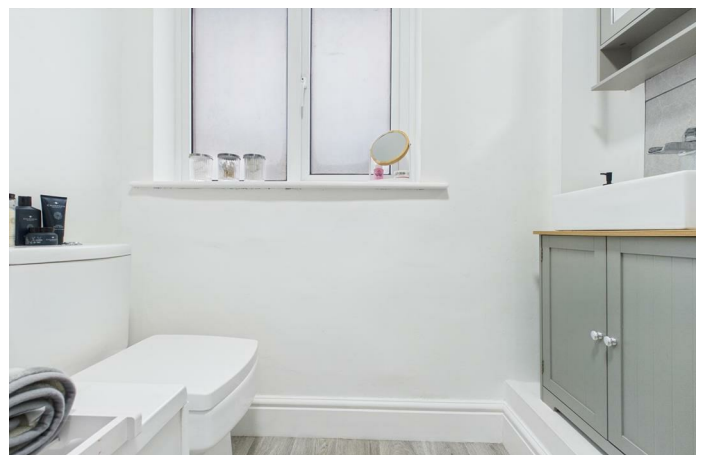
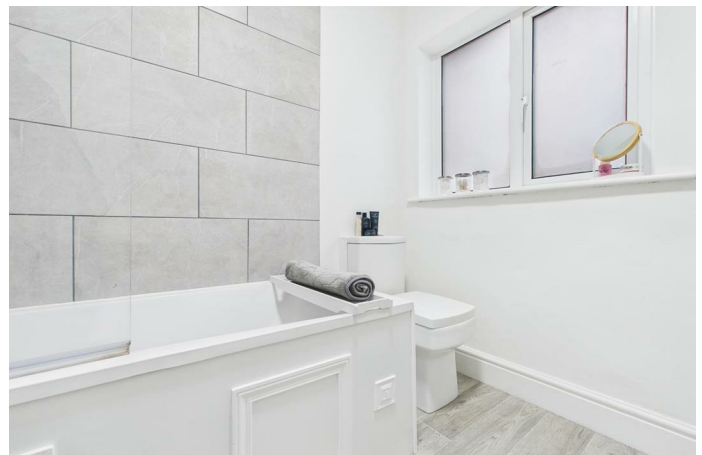
## Freehold

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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8 Hagley Road  
Halesowen  
West Midlands  
B63 4RG

[www.bloorekingkav.co.uk](http://www.bloorekingkav.co.uk)  
0121 550 4151  
[info@bandk.co.uk](mailto: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