



# Bloore King & Kavanagh

Sales & Lettings



**26 Rosemary Road**  
Halesowen, B63 1BN

**Offers In The Region Of £345,000**

## Property Description

An extended and beautifully presented three bedroom semi detached property situated in very popular B63 location, within the catchment area for sought after primary and secondary schooling and offering a short commute to Hagley and Halesowen town centre.

One not to miss, this property is briefly comprising of; entrance hall, front reception room, downstairs cloakroom, a spectacular, extended fitted kitchen diner with sitting room/snug, three bedrooms, separate WC and an upstairs bathroom. Also benefitting from spacious off road parking via a driveway to the front and a gorgeous enclosed rear garden.

A viewing on this property is highly recommended as soon as possible so please call today. EPC - C / CT - C

## 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

Tarmacked driveway with block paved border offering off road parking for at least three cars and a shared half oval front garden. Access to front and side of the property.

## Entrance Hall

3.93m x 2.43m wp (12'10" x 7'11" wp )

Stairs leading to first floor accommodation. Doors leading to front reception room and downstairs cloakroom. Entrance through to fitted kitchen diner.

## Front Reception Room

3.61m x 3.64m wp (11'10" x 11'11" wp )

Window to front.

## Downstairs Cloakroom

1.22m x 1.54m wp (4'0" x 5'0" wp )

Window to side. Low level flush and vanity unit wash hand basin installed.

## Extended Fitted Kitchen Diner

6.32m wp x 5.58m wp (20'8" wp x 18'3" wp )

A contemporary range of eye level and base units incorporating: a ceramic sink unit, a Rangemaster oven with six ring burner hob built within alcove, an integral washer/dryer, an integral dishwasher and recess for a wide fridge freezer. Bi-fold doors installed offering access to enclosed rear garden and entry under archway to separate sitting room/snug. Three Velux windows installed offering a great deal of light to the extension at the rear. Laminate flooring throughout.

## Sitting Room/Snug

Log burner installed. Carpeted throughout.

## Landing

2.74m x 0.93m (8'11" x 3'0" )

Loft access available. Window to side. Doors leading to all upstairs rooms.

## Bedroom One

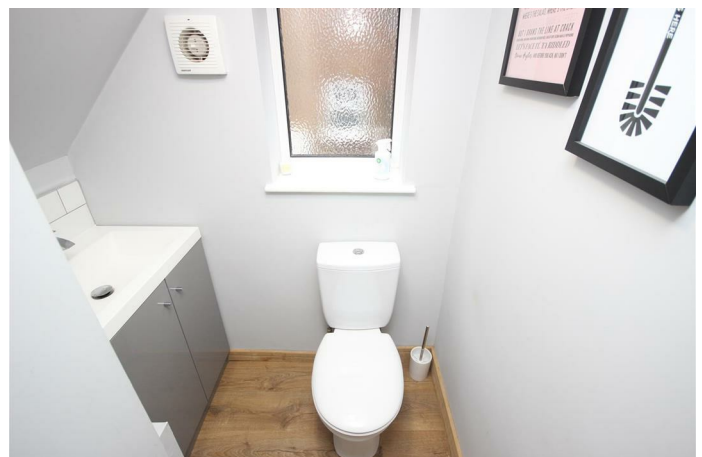
4.13m x 3.65m (13'6" x 11'11" )

Window to rear. Fitted wardrobes installed.

## Bedroom Two

3.64m x 3.65m (11'11" x 11'11" )

Window to front.



### Bedroom Three

2.71m wp x 2.42m (8'10" wp x 7'11" )

Window to front.

### Separate Wc

1.51m x 0.81m (4'11" x 2'7" )

Window to side. Low level flush installed.

### Bathroom

2.21m x 2.37m (7'3" x 7'9" )

Three piece bathroom suite comprising; panelled bath with mixer shower over, single shower cubicle with mains fed shower unit installed and a pedestal wash hand basin. Windows to rear. Built in airing cupboard housing boiler.

### Rear of the Property

A spacious patio with steps leading to a large area mainly laid to lawn with a concrete laid pathway central leading to a further patio area at the rear. Shed to be included within the sale. Access via the side of the property.

### Freehold

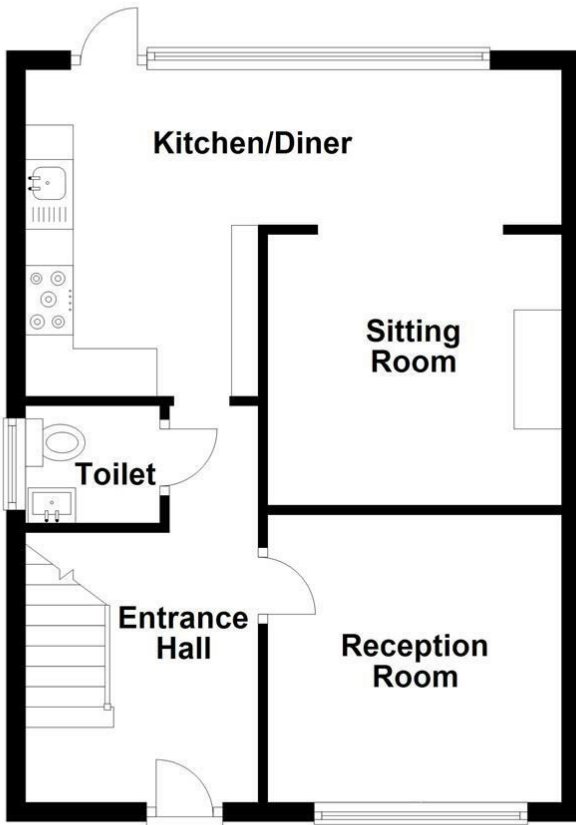
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### 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.



## Ground Floor



## First Floor



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