

# **BK & K** Bloore King & Kavanagh

Sales & Lettings



**27 Kelwood Drive**  
Halesowen, B63 3SB

**Offers Over £250,000**



## Property Description

A conveniently located three bedroom semi detached style property, within walking distance to convenient amenities, frequent transport links and Halesowen town Centre. Within an ideal catchment area for Windsor and Earls High schools.

Requiring some refurbishment throughout, this spacious property is briefly comprising of: porch, entrance hall, through lounge diner, fitted kitchen, conservatory, three bedrooms and an upstairs wet room.

Benefitting from a large driveway to the front leading down to a separate, spacious garage with built in electrics. A well landscaped enclosed garden can be found to the rear of the property.

\*\*\*OFFERING NO UPWARD CHAIN\*\*\* A viewing is highly recommended Asap. EPC - D / CT Band - C

## 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.

## Entrance Porch

0.89m x 1.68m (2'11" x 5'6" )  
Window to front. Leading to:

## Entrance Hall

1.76m x 2.88m (5'9" x 9'5" )  
Stairs leading to first floor accommodation and doors leading to fitted kitchen and through lounge diner. Carpeted throughout.

## Fitted Kitchen

3.32m x 3.05m at widest point (10'10" x 10'0" at widest point )  
Window to front. Offering a range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, built in four ring gas hob with extractor hood over, integral electric oven/grill, integral fridge and plumbing for a washer. Door leading to:

## Through Lounge Diner

4.18m x 5.98m at widest point (13'8" x 19'7" at widest point )  
Gas fire within a brick built fireplace. Window to rear and access to conservatory via a sliding door.

## Conservatory

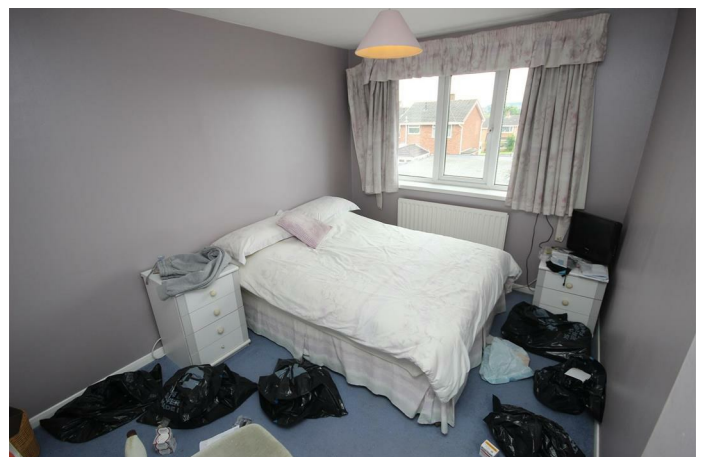
2.95m x 3.77m (9'8" x 12'4" )  
Windows to rear and side. Tiled floor and gas central heating installed. Access to rear via side sliding door.

## Landing

1.56m x 1.76m (5'1" x 5'9" )  
Window to front. Doors leading to all upstairs rooms. Loft access available and a built in airing cupboard.

## Wet Room

1.69m x 1.81m (5'6" x 5'11" )  
Window to side. Benefitting from a low level flush, pedestal wash hand basin and an electric shower unit being installed.





### Bedroom One

3.52m x 3.28m at widest point (11'6" x 10'9" at widest point)  
Window to rear. Coving.

### Bedroom Two

3.53m x 2.64 (11'6" x 8'7")  
Window to rear. Built in storage available.

### Bedroom Three

2.72m x 2.37m (8'11" x 7'9" )  
Window to front. Built in storage.

### Garage

9.87m x 3.43m (32'4" x 11'3" )  
Window to side. Access to front via an up and over door and separate access. Side access available also. Power and electrics installed.

### Outside

**FRONT:** A large block paved driveway offering significant off road parking to the side of the property and to the front. Side access leads down to garage access and access to the enclosed rear garden via a side gate. Front gardens mainly laid to lawn.

**REAR:** A beautifully kept enclosed rear garden with a lawn area and tendered shrubbery on its borders. A small decking area can be found to the rear with a larger block paved dining patio area adjacent to 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

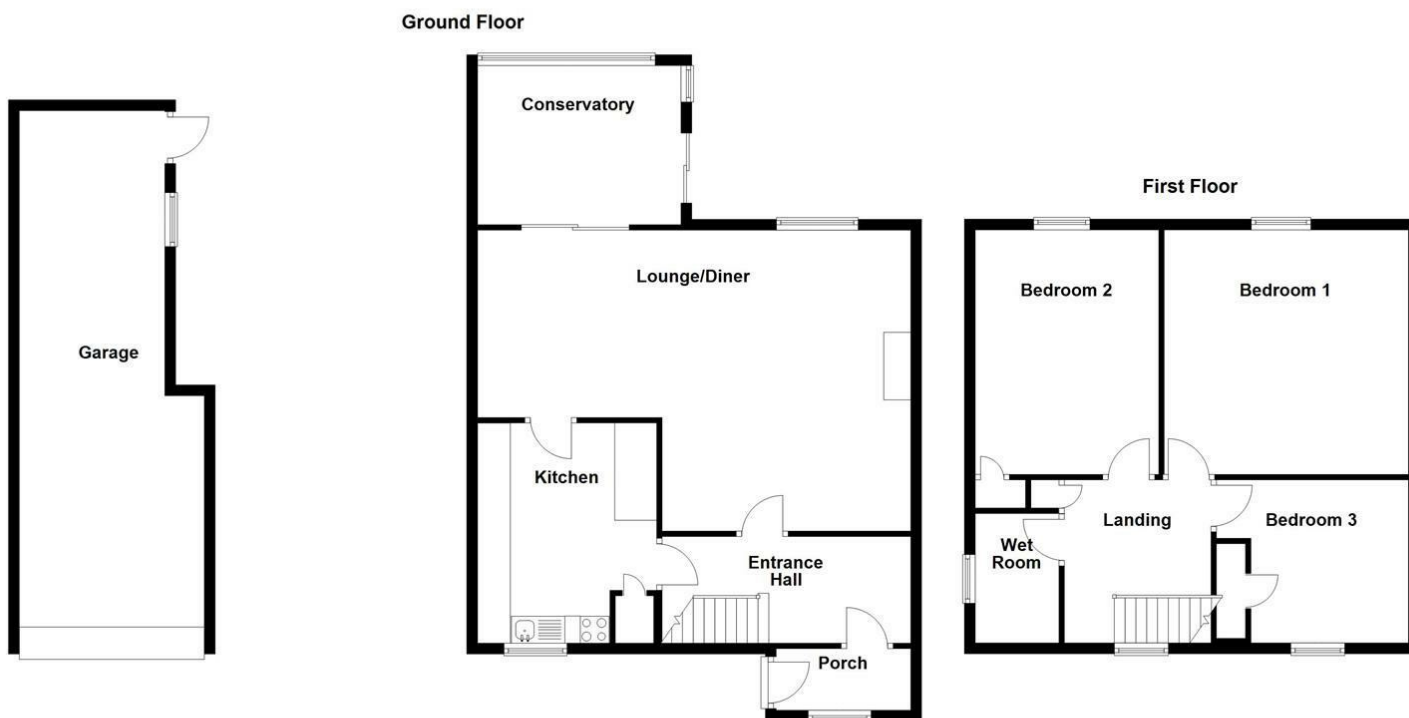
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price.

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.





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