Bloore King & Kavanagh
Sales & Lettings

100 Kent Road

Halesowen, B62 8PD

Offers Over £350,000

The Property

A beautifully presented and extremely spacious three bedroom detached family home situated on a generous plot with a substantial outbuilding, with a wide range of amenities and excellent transport links nearby.

The property is briefly comprising of; porch, entrance hall, lounge and separate dining room, fitted kitchen, three good sized bedrooms and a contemporary shower room.

Externally, the home benefits from; off-road parking, a well-maintained rear garden, a charming summerhouse, perfect for relaxing or entertaining and a large side outbuilding. Comprising a well-appointed kitchen, a modern shower room, and a comfortable lounge area.

Offering no upward chain and available to view immediately. EPC: D / CT Band: D

Porch

Double doors to front. Door into:

Entrance Hall

Stairs to first floor accommodation.

Lounge

6.98m x 3.33m (22'10" x 10'11")
Laminate flooring. Built in media wall with integral electric fire units. Bi-fold doors opening onto rear decked terrace area. Doors into hallways and fitted kitchen.

Dining Room

4.09m x 3.45m (13'5" x 11'3")
Window to front. Laminate flooring. Low-level units installed with additional storage and shelving. Incorporating an under counter freestanding fridge.

Kitchen

5.28m x 2.64m (17'3" x 8'7")
Window to rear with tiled flooring. A good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, an integral double electric oven and grill, four ring induction hob with extractor hood over and an integral dishwasher. Plumbing for a washing machine. Door to side.

Landing

Doors to all upstairs rooms. Window to rear.

Bedroom One

4.14m x 3.45m (13'6" x 11'3")
Window to front. Carpeted throughout.

Bedroom Two

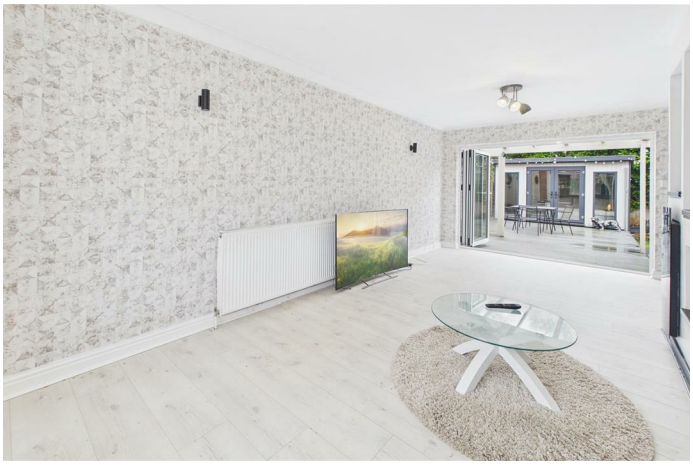
3.48m x 3.00m (11'5" x 9'10")
Window to front. Laminate flooring throughout.

Bedroom Three

2.92m x 1.85m (9'6" x 6'0")
Window to rear. Carpeted throughout.

Shower Room

2.41m x 1.88m (7'10" x 6'2")
Window to rear. Three piece suite comprising of; low level flush WC installed within a vanity unit wash hand basin and a double walk in shower enclosure with mains fed shower unit installed. Tiled flooring.



Rear of Property
Raised decked terraced area with steps leading to garden laid to lawn with overgrown shrubbery on its rear boundary, offering a great deal of privacy throughout. Access to summerhouse and additional outbuilding.

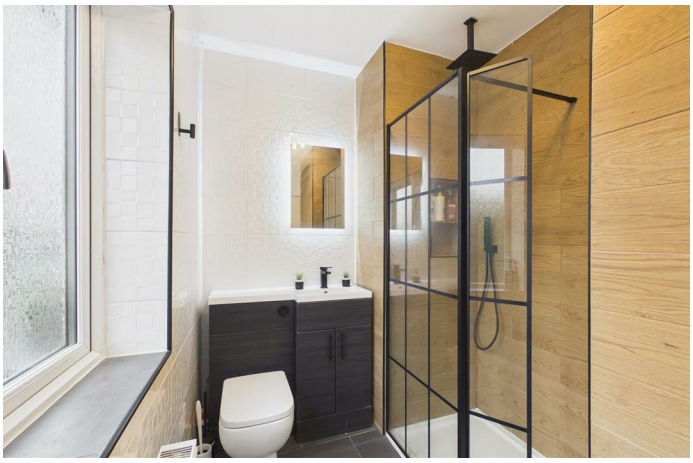
Summerhouse
Contemporary fitted throughout. Perfect for relaxing or entertaining.

Outbuilding Living Area/Kitchen
6.43m x 4.24m (21'1" x 13'10")
The property is further enhanced by a substantial and versatile side outbuilding, thoughtfully arranged to provide flexible living accommodation. Comprising a well-appointed kitchen, a modern shower room, and a comfortable lounge area, this superb space lends itself to a variety of uses, including guest accommodation, a private home office, or independent living for extended family. Offering both practicality and privacy, it represents a valuable and highly desirable addition to the home. (No building regulations)

Outbuilding Shower Room
2.46m x 1.17m (8'0" x 3'10")
(No building regulations)

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 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

131.7 m²

1421 ft²

Balconies and terraces

41.7 m²

449 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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