



# Bloore King & Kavanagh

Sales & Lettings



**27 Chatsworth Road,  
Halesowen, B62 8TA**

**Offers Over £310,000**

A much improved three bedroom semi detached family home with lovely far reaching views.

This lovely family home benefits from gas central heating, 7.4kw charging point, double glazing and briefly offers: entrance hall, lounge diner, family kitchen, utility room, downstairs cloakroom, landing, three bedrooms, family bathroom and Home Garden Office.

To the front of the property is a block paved parking area leading to storage (old garage). A side access gate leads you to the rear garden laid mainly to lawn with block paved patio area, planting, garden shed and access to the office. EPC C, Council Tax C.

### Entrance Hall

UPVC door to front. Laminate flooring.

### Lounge Diner

Window to front and bi fold doors to the garden. Understairs storage cupboard and laminate flooring. Door to stairs and kitchen.

### Kitchen

Window to rear. Lovely range of eye and low level units incorporating ceramic sink and drainer, integrated fridge and dishwasher (New), space for a range oven, with extractor hood over. Tile flooring. Door to Utility.

### Utility Room

Door to side and cloakroom. Good range of eye and low level units incorporating: stainless steel sink and drainer, space for a fridge, freezer, washing machine and tumble dryer. Tile flooring.

### Cloakroom

Two piece suite: low level WC and hand basin. Tile flooring. Storage.

### Landing

Access to partially boarded loft space. Airing cupboard housing 'Vaillant' boiler (serviced Dec 25)

### Bedroom One

Window to rear with lovely views. Walk in wardrobe.

### Bedroom Two

Window to front.

### Bedroom Three

Window to front and storage cupboard.

### Bathroom

Window to rear. Lovely four piece suite comprising: paneled bath, double shower cubicle with mains fed shower, vanity unit wash hand basin and low level WC. Chrome heated towel rail and laminate flooring.

### Home Garden Office

A purpose built home office with French doors, electrics and fiber cabling. (5 yrs old)



## Outside

**FRONT:** Block paved driveway for multiple vehicles and 7.4kw charging point.  
Side access gate.

**REAR:** Laid to lawn with block paved seating area.  
Garden shed and home office.

## 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. The register contains a covenant to observe and perform the covenant referred to in the charges register relating to power lines.

## 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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