



6 Brett Young Close
West Midlands, B63 3BJ

Offers In The Region Of £260,000

Property Description

A modern build, three bedroom semi detached style property, conveniently located within walking distance to Halesowen town centre. Benefiting from recent, fresh redecoration throughout and new carpets laid. Ready to move into!

Briefly comprising of entrance hall, downstairs WC, fitted breakfast kitchen, lounge, master bedroom with en-suite, two smaller bedrooms and main house bathroom.

Also benefitting from gas central heating and double glazing throughout, an enclosed rear garden and off road parking to the front for two cars.

Offering no upward chain and available to view immediately.

EPC - C / 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.

Front of Property

Off road parking via a tarmacked driveway to the front for up to two cars. Front access available and access to the rear via front/side gate.

Entrance Hall

Stairs leading to first floor with doors leading to all downstairs rooms.

Downstairs Wc

Low level flush and pedestal wash hand basin. Window to front.

Fitted Breakfast Kitchen

A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric oven/grill with gas hob and extractor hood built over, integral fridge freezer, integral washing machine and integral dishwasher. Windows to front and rear and access available to enclosed rear garden.

Lounge

Windows to front and rear.

Landing

Doors leading to all bedrooms and main house bathroom.

Master Bedroom

Fitted wardrobes. Window to front. Door leading to en-suite bathroom.



En-suite Shower Room

Three piece bathroom suite comprising of mains fed shower within separate single shower cubicle, pedestal wash hand basin and low level flush. Window to front.

Bedroom Two

Window to front. Built in storage.

Bedroom Three

Window to rear.

House Bathroom

Three piece suite comprising of bath, pedestal wash hand basin and low level flush.

Rear of Property

Enclosed rear garden decked throughout with narrow gravelled borders. Very low maintenance. Shed installed.

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

Approximate total area⁽¹⁾
73.9 m²
797 ft²



Floor 1

(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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