Bloore King & Kavanagh
Sales & Lettings









3 Little Park

Birmingham, B32 1RA

Offers In The Region Of £189,950

Entrance Porch
Built in cupboard housing water meter. Tiled floor. Into:

Entrance Hall
Laminate flooring. Stairs to first floor accommodation with under stairs recess. Door into garage.

Integral Garage
Access door to rear only.

First Floor Landing
Doors to kitchen, lounge and Wc. Stairs leading to second floor accommodation.

Kitchen
Window and access to rear. Good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill with four ring gas hob and an extractor hood over and plumbing for a washer. Tiled floor. Housing boiler on rear wall.

Lounge
Window to front. Laminate flooring.

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

Second Floor Landing
Doors to all bedrooms and house bathroom. Loft access available and a built in store.

Bedroom One
Window to front. Built in store/wardrobe.

Bedroom Two
Window to rear.

Bedroom Three
Window to rear.

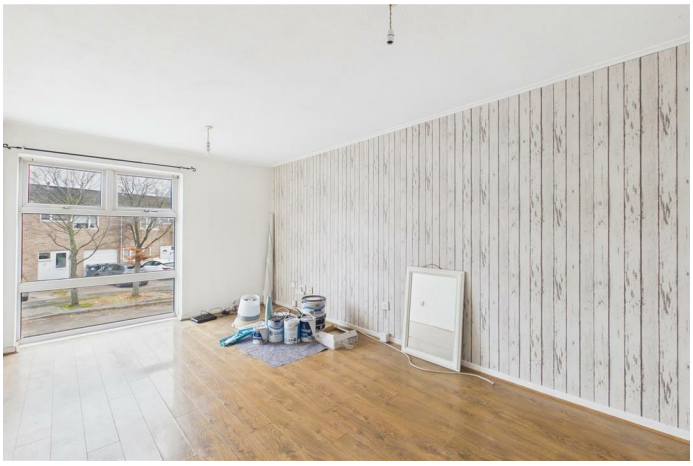
House Bathroom
Tiled floor with window to front. Three piece bathroom suite comprising of; bath with mains fed shower unit over, low level flush Wc and a pedestal wash hand basin.

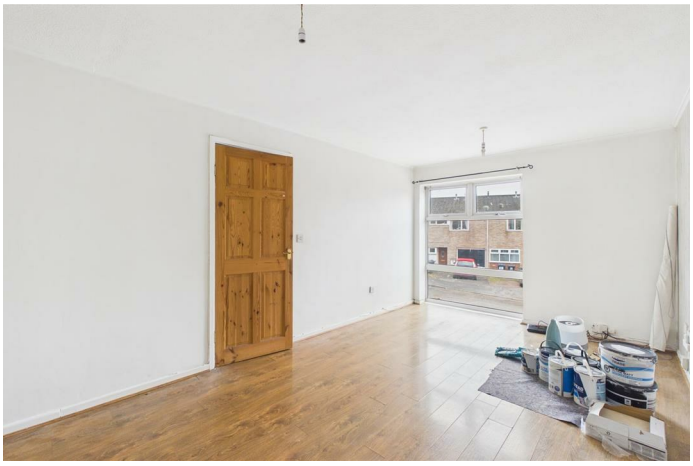
Rear of Property
Rear access available. Store house installed to rear. Laid to AstroTurf.

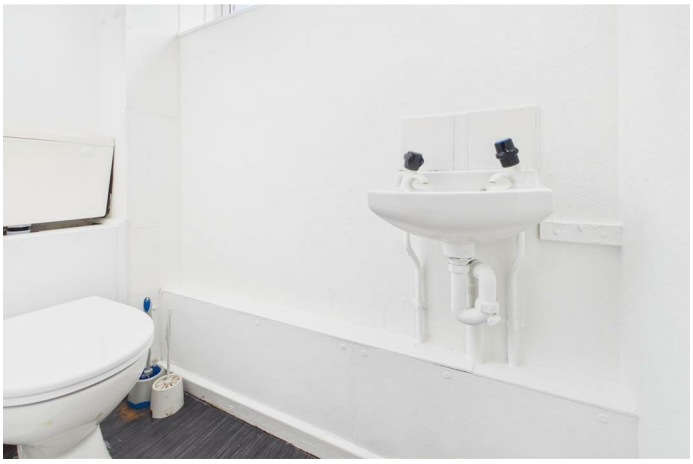
Freehold
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration
FIXTURES AND FITTINGS: Only those items specifically

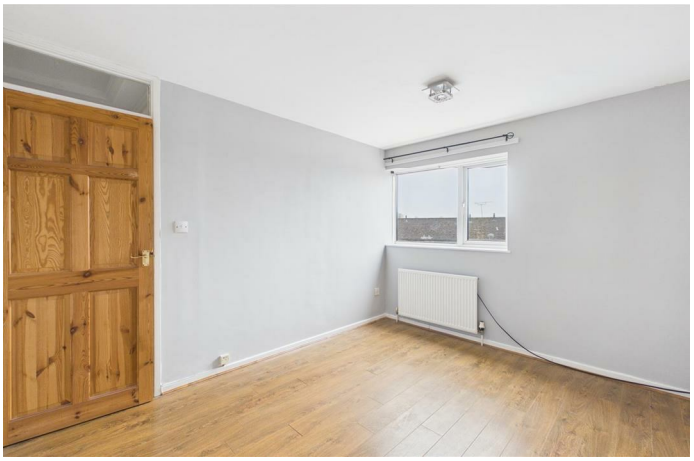








mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working 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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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