



# Bloore King & Kavanagh

Sales & Lettings



**400 Hagley Road**  
West Midlands, B63 4JS

**Offers In The Region Of £140,000**

## Approach

Low level wall installed with gate opening into a large graveled area to the front and side of the building, with well maintained plotted plants and shrubbery adjacent to slabbed pathway leading to front door access. Access to communal car park at rear to the right hand side of the building off the main Hagley Road under the coach house apartment.

## Entrance Hall

Door to front and storage cupboard housing boiler. Laminate flooring. Smoke alarm.

## Lounge

3.60 x 4.19 at widest point (11'9" x 13'8" at widest point)  
Window to front and door to kitchen. Electric fire with wood surround.

## Fitted Kitchen

3.05 x 2.25 at widest point (10'0" x 7'4" at widest point)  
Window to rear. Good range of eye and low level units incorporating: stainless steel sink and drainer, gas hob, electric oven, integrated fridge Freezer. Space and plumbing for a washing machine. Tile flooring.

## Double Bedroom

2.52 x 5.30 at widest point (8'3" x 17'4" at widest point)  
Window to front and fitted wardrobes.

## Bathroom

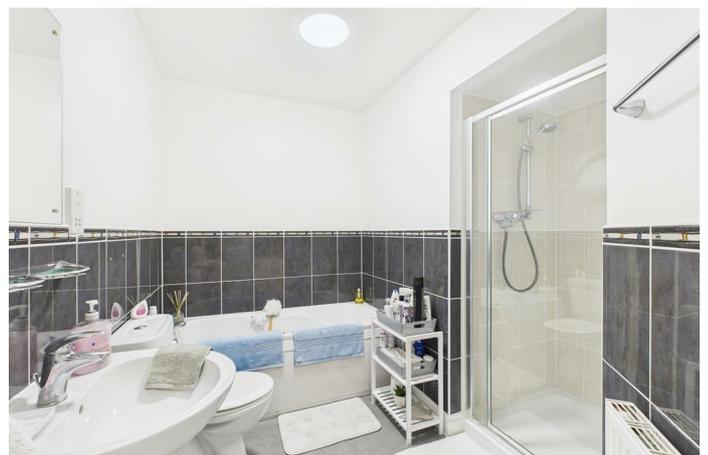
2.65 x 2.62 at widest point (8'8" x 8'7" at widest point)  
Four piece suite comprising: Paneled bath, fully tiled shower cubicle, pedestal wash hand basin and low level WC. Vinyl flooring.

## Leasehold

We are advised by the vendor that the property is leasehold. 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 as to the details of the leasehold documents and length of lease remaining. NB. Bloore King & Kavanagh Ltd are still awaiting information from the owner of the property with reference to the associated leasehold costs.

## 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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