



9 Sunbury Road
Halesowen, B63 4DH

Offers In The Region Of £195,000

Entrance Hall

Stairs leading to first floor accommodation. Door to lounge.

Lounge

3.33m wp x 3.81m (10'11" wp x 12'5")

Window to front. Maximum length into bay. Electric fire installed with wood surround.

Fitted Breakfast Kitchen

4.24 x 2.79 (13'11" x 9'2")

A range of eye level and base units incorporating; 1 1/2 stainless steel sink and drainer unit, freestanding gas cooker and plumbing for a washing machine.

Understairs recess also available. Door leading to rear vestibule.

Rear Vestibule

4.15m x 1.22m (13'7" x 4'0")

Side and rear access available. Window to rear.

Landing

Doors leading to all upstairs rooms. Loft access available.

Bedroom One

3.18m x 3.99m (10'5" x 13'1")

Window to front. Built in over stairs cupboard housing boiler.

Bedroom Two

2.76m x 3.05m (9'0" x 10'0")

Window to rear.

Bathroom

2.16m x 1.99m (7'1" x 6'6")

Three piece suite comprising; low level flush WC, pedestal wash hand basin and paneled bath with mains fed shower over. Window to rear.

Outside

FRONT: Sloping concrete driveway to front with security gates installed. Side access available.

REAR: To the rear is a tidy garden with mature shrubbery on its borders and an additional raised drying/patio area accessible from rear vestibule only.

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.





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.