Bloore King & Kavanagh
Sales & Lettings









24 Park Farm Road

Birmingham, B43 7QQ

Offers In The Region Of £345,000

Front of Property
Sloping block paved driveway to front offering sufficient off road parking for multiple vehicles. Steps leading to front porch access. Side access also available.

Porch
Window to side. Laminate flooring laid. Door into:

Entrance Hallway
Stairs to first floor accommodation. Laminate flooring laid. Built in under stairs cupboard available. Period coving. Doors into through lounge/diner and fitted kitchen.

Through Lounge/Diner
Window to front. Under archway leading to rear lounge space. Gas fire installed with marble surround and hearth. Sliding patio door to rear.

Fitted Kitchen
Good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric hob with extractor over, built in double oven and grill, recess for under counter freestanding fridge and plumbing for a dishwasher. Window to rear and side access door to utility room. Partly tiled walls and laminate flooring.

Utility Room
Through access available. UPVC patio doors to front and rear. Additional window to rear as well. Plumbing for a washing machine installed and under counter recess for a freestanding dryer. Tiled flooring throughout.

Landing
Window to rear. Doors to all upstairs rooms. Loft access available with drop down integral ladder.

Loft Space
Ideal for storage purposes but major potential available for a loft conversion. Two Velux windows already installed with electrics and lighting throughout.

Bedroom One
Window to front. Fitted wardrobes and drawer units installed. Coving.

Bedroom Two
Window to rear. Coving.

Bedroom Three
Window to front. Fitted wardrobes installed. Coving.

Bathroom
Four piece bathroom suite comprising; jacuzzi bath with mixer tap attachment over, low level flush WC, vanity unit wash hand basin and a separate single shower cubicle with mains fed shower unit installed. Fully tiled walls and tiled flooring. Window to rear.









Rear of Property

Block paved dining patio area with gated access to the large rear garden, mainly laid to lawn. Slabbed pathway laid with matured shrubbery on its borders. Separate slabbed area laid ideal for a shed or outside storage unit.

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