



**11 The Infield**  
Halesowen, B63 2TE

**Asking Price £260,000**

## The Property

A well presented FOUR BEDROOM town house situated in this quiet cul de sac in a great location close to local amenities.

This lovely property benefits from double glazing, gas central heating and briefly offers: entrance hall, kitchen, downstairs WC, lounge diner with French doors leading to the garden, to the first floor are two bedrooms and a family bathroom, a further staircase leads up to the second floor with two further bedrooms with ensuite to the master.

To the rear of the property is a enclosed garden with patio area and there is allocated parking to the front. EPC: C, Council Tax band C.

## Entrance Hall

Front door leads into the entrance hall. Understairs cupboard and stairs to first floor. Laminate flooring.

## Kitchen

Window to front. A good range of eye and low level units incorporating: stainless steel sink and drainer, electric hob with extractor hood over, electric oven, space for a washing machine, dishwasher and fridge freezer. Wall mounted gas boiler. Tile flooring.

## Downstairs WC

Two piece suite comprising: low level WC and pedestal wash hand basin.

## Lounge Diner

Windows and French doors to the garden. Electric fire with surround and laminate flooring.

## Landing

Window to front and stairs to second floor.

## Bedroom Three

Window to rear.

## Bedroom Four

Window to front.

## Bathroom

Three piece suite comprising: panelled bath with shower and screen, pedestal wash hand basin and low level WC. Tile flooring.

## Landing

Airing cupboard.

## Master Bedroom

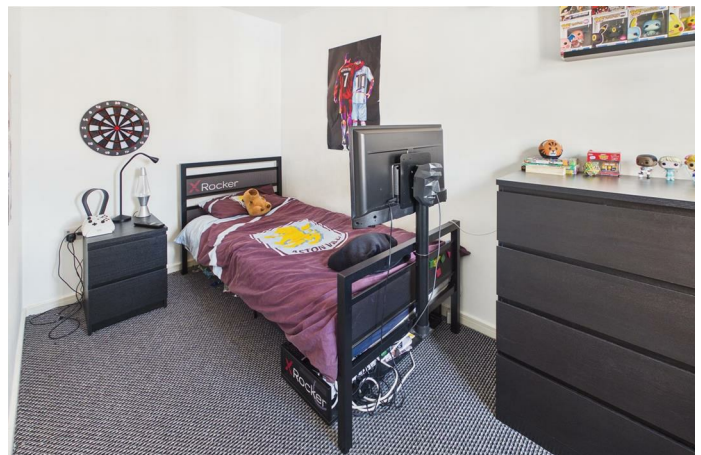
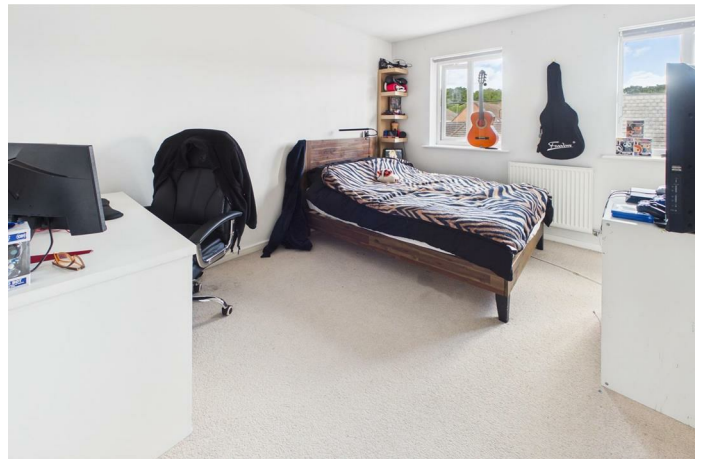
Two windows to rear and door to:

## Ensuite Shower Room

Three piece suite comprising: fully tiled shower cubicle, pedestal wash hand basin and low level WC. Partly tiled walls and tile flooring.

## Bedroom Two

Two windows to front.



## Outside

**FRONT:** Shared parking to the front with allocated space for the property.

**REAR:** Enclosed garden laid to lawn with block paved patio area. Side access from the rear garden.

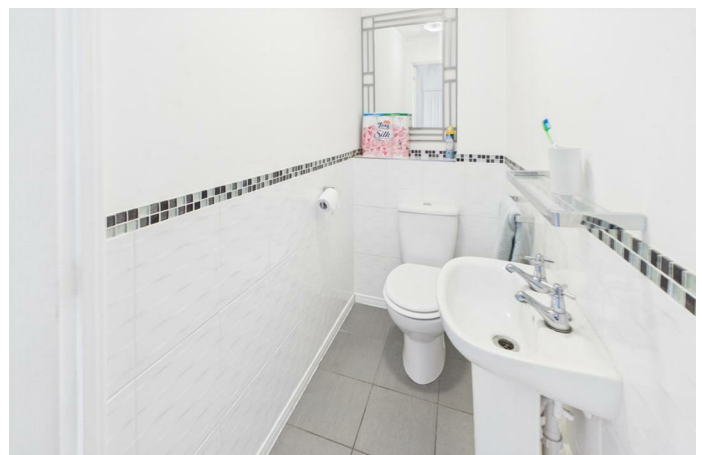
## Freehold

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. The vendors inform us that there is a service charge applicable for the shared parking area to the properties. The vendor has confirmed to us that the charge is approx. £200 per annum

## 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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