



8 Greenways
Halesowen, B63 2JT

Offers In The Region Of £265,000

We are delighted to offer for sale this three bedroom semi detached property with NO UPWARD CHAIN.

This lovely family home offers: majority double glazing, gas central heating and briefly offers: Large entrance hall, lounge with window to the garden, fitted kitchen with appliances, landing, three bedrooms all with integrated wardrobes and storage, and a lovely WET ROOM. To the front of the property is a garden with off road parking leading to the garage. A side access leads to the mature rear garden laid mainly to lawn.

EPC D, Council Tax: C.

Entrance Hall

Window and door to front. Stairs to first floor.

Lounge

Window to rear and door to kitchen. Gas fire with brick surround. Coving.

Kitchen

Window and door to rear. Range of eye and low level units incorporating: stainless steel sink and drainer, freestanding washing machine, fridge, freezer and electric cooker with extractor over.

Landing

Airing cupboard. Window to side.

Bedroom One

Window to rear. Fitted wardrobes and chest of drawers.

Bedroom Two

Window to front. Fitted wardrobes and chest of drawers.

Bedroom Three

Window to rear. Fitted wardrobes and chest of drawers.

Wet Room

Window to front. Fully tiled with overhead shower, basin and WC. Chrome heated towel rail.

Garage

Front opening doors and window to side.

Outside

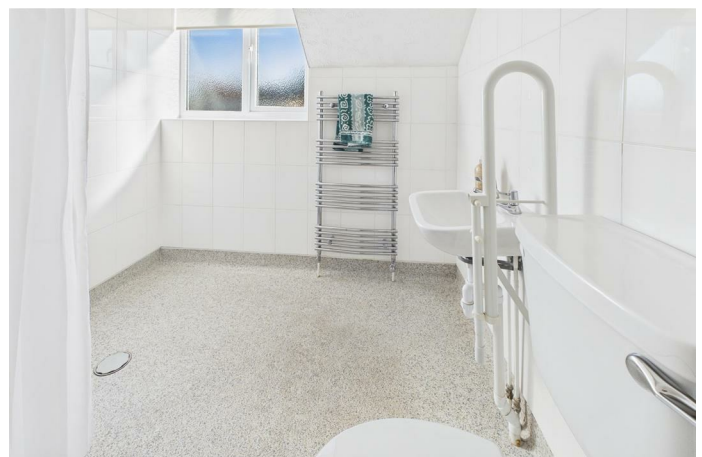
FRONT: Garden laid to lawn with planting. Tarmac driveway leading to the garage. Side access.

REAR: Laid to lawn with mature planting and patio area.

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

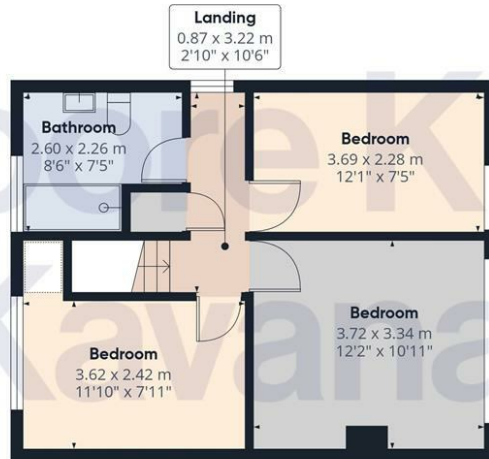


FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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.





Floor 0



Floor 1

Approximate total area⁽¹⁾
81.5 m²
876 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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