



**37 Alma Street**  
Halesowen, B63 2JD

**Offers Over £220,000**

## Property Description

A perfect opportunity to view this two bedroom, end terraced style property in a popular B63 location. Close to frequent transport links offering short commutes to the surrounding areas and within walking distance to local amenities also.

Benefitting from recent refurbishment throughout, this well presented property is briefly comprising of; front & rear reception rooms, cellar, fitted breakfast kitchen, two bedrooms and upstairs bathroom.

Additional to all this, the property benefits from off road parking for two vehicles to the rear, via shared right of way access to the side of the building. A must have! Further side access available through to the landscaped rear courtyard/dining patio area.

Offering NO UPWARD CHAIN. EPC - D / CT Band - A

## Location

Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre. The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.

Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

## Front Reception room

Window to front with front door access. Laminate flooring laid. Door into:

## Inner Hallway

Carpeted with stairs to first floor accommodation. Door into:

## Rear Reception Room

Carpeted throughout with windows to side and rear. Doors into fitted breakfast kitchen and cellar.

## Cellar

Ideal for storage purposes. Housing gas meter.

## Fitted Breakfast Kitchen

Windows to rear and side, with access to the side of the property via patio door. Laminate flooring laid. A range of some eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, freestanding electric cooker, freestanding under counter fridge freezer and plumbing for a washing machine. Housing boiler on side wall.

## Bedroom One

Window to front. Laminate flooring.



## Bedroom Two

Window to rear. Laminate flooring.

## Bathroom

Three piece bathroom suite comprising of; paneled corner bath with mixer shower over, pedestal wash hand basin and low level flush WC. Partly tiled walls and vinyl flooring.

## Rear of Property

Side access available to landscaped rear courtyard with additional lighting and outside electric points. Sufficient spaces for two vehicles to be parked at the rear. Shared gated right of way access available to the side of the property.

## 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.