



**14 Middlefield Avenue**  
Halesowen, B62 9QL

**Asking Price £310,000**

## Property Description

We're pleased to present this three bedroom, semi detached style property, situated in a popular B62 postcode close to local amenities and benefitting from frequent transport links nearby. Ideal catchment area for local schooling at Hurst Green and Olive Hill Primary schools.

Benefiting from fresh redecoration and newly fitted blinds throughout, the property is briefly comprising of; porch, entrance hall, lounge, modern fitted kitchen, contemporary snug/diner, side entry, downstairs Wc, three bedrooms and an upstairs shower room.

The property is also benefitting from an integral garage and off road parking to the front. An enclosed garden is to the rear. EPC - D / CT Band - C

## 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 of Property

Block paved driveway to front offering off road parking for two vehicles comfortably. Access to front via porch and side via up and over garage door.

## Entrance Porch

Window to front. Door into:

## Entrance Hall

Stairs to first floor accommodation with an under stairs cupboard available. Window to front. Doors into front and rear reception rooms and fitted kitchen.

## Lounge

Bay window to front. Laminate flooring. Gas fire installed with surround.

## Fitted Kitchen

Window to rear with door to side entry. Good range of eye and low-level units incorporating: 1 1/2 resin bowl sink and drainer unit, built in electric induction hob with fitted extractor hood built over, built in electric oven/grill and dual plumbing for both a washer and dishwasher. Partly tiled walls and tiled flooring. Opening into:

## Snug/Diner

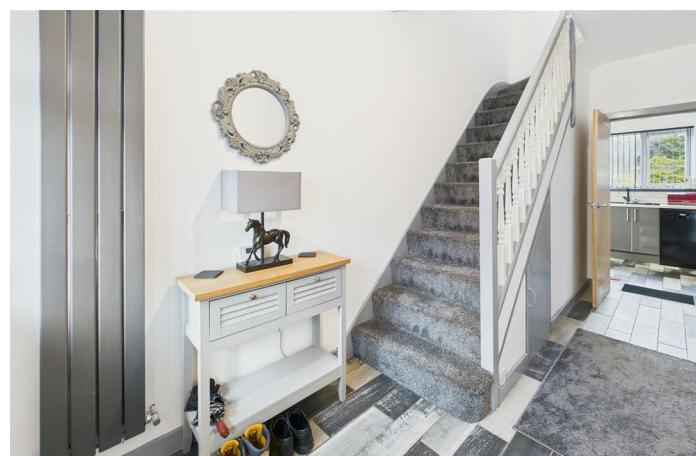
Windows and access to rear garden via French patio doors. Log burner within chimney recess with wooden shelving over.

## Side Entry

Rear patio door to garden and internal doors into downstairs Wc and garage.

## Downstairs Wc

Low level flush WC installed with window to rear. Housing boiler on inner rear wall.



### **Garage**

Up and over door to front operated by an electronic fob.

Power/lights installed.

### **Landing**

Window to side. Loft access available. Doors to all upstairs rooms.

### **Bedroom One**

Window to front. Fitted wardrobes and drawer units installed.

### **Bedroom Two**

Window to front. Freestanding wardrobes available.

### **Bedroom Three**

Window to front.

### **Shower Room**

Three piece suite comprising: double shower cubicle with mains fed shower unit installed, vanity unit wash hand basin and a low level flush WC. Fully tiled walls with tiled flooring. Window to rear.

### **Rear of the Property**

Mosaic laid dining patio area with a shed installed and a brick built BBQ. Steps leading up to a further slabbed dining patio area and a good space of the garden mainly laid to lawn, with decorative shrubbery and gravel chippings on its borders.

### **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.





Approximate total area<sup>(1)</sup>  
102.5 m<sup>2</sup>  
1104 ft<sup>2</sup>



Floor 1

(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.

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