Bloore King & Kavanagh
Sales & Lettings









16 Wrekin Close

Halesowen, B63 1JN

Asking Price £305,000

Porch
Patio doors to front, window to side and door to:

Lounge
Window to front. Gas fire with marble surround. Understairs storage and laminate flooring. Coving. Doors to garage and kitchen.

Kitchen Diner
Window to rear and door to conservatory.
Good range of eye and low level units incorporating: 1 1/2 bowl sink and drainer, electric hob with extractor over, built in electric double oven and grill, plumbing for a dishwasher. Partly tiled walls and laminate flooring.

Conservatory
Window to side and rear, patio doors to the garden.

Landing
Access to partially boarded loft space with ladder. Large built in storage cupboard.

Bedroom One
Window to front. Fitted mirror front wardrobes and coving.

Bedroom Two
Window to rear. Built in wardrobes and coving.

Bedroom Three
Window to front.

Bathroom
Window to rear and side. Four piece suite comprising: large freestanding bath, double shower enclosure, vanity unit wash hand basin and low level WC. Heated towel rail and tile flooring.

Garage
Up and over doors to front and rear access door. Power, light and plumbing for a washing machine. Combi boiler and consumer unit.

Outside
FRONT: Tarmacadam driveway and graveled garden area with hedge. Side access gate.

REAR: Enclosed rear garden laid to lawn with decked seating 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.











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.

8 Hagley Road
Halesowen
West Midlands
B63 4RG

www.bloorekingkav.co.uk
0121 550 4151
info@bandk.co.uk

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