



56 Thornhill Road
Halesowen, B63 1AA

Asking Price £365,000

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.

Approach

Front garden mainly laid to lawn adjacent to tarmacked driveway, suitable for off road parking for at least two vehicles. Access through to rear vestibule/utility space and additional store access, housing combi boiler.

Entrance Porch

Windows to side. Door into:

Entrance Hallway

Laminate flooring laid. Stairs to first floor accommodation with under stairs storage available. Doors into lounge, fitted kitchen and garage conversion.

Spacious Lounge

Bay window to front. Coving. Double internal doors opening into conservatory.

Conservatory

Tiled floor. Windows to side and rear. Access to rear via side patio doors.

Fitted Kitchen

Good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, recess for a large freestanding cooker with a fitted extractor hood over and plumbing for a washer installed. Partly tiled walls and laminate flooring. Window to rear and door into rear vestibule/utility space.

Rear Vestibule/Utility Space

Access to rear via side door and further access to the side of the property. Additional storage available and door into downstairs Wc.

Downstairs Wc

Low level flush WC installed. Window to side.

Garage Conversion

Ideal office space but can be utilised as an additional bedroom. Window to front.

Landing

Doors to all upstairs bedrooms.

Bedroom One

Fitted wardrobes and drawer units installed. Window to front.



Bedroom Two

Window to rear.

Bedroom Three

Window to front. Additional storage into recess.

Family Bathroom

Window to rear. Four piece bathroom suite comprising of; panelled bath, separate single shower cubicle with mains fed shower unit installed, pedestal wash hand basin and low level flush WC. Fully tiled walls and vinyl flooring.

Rear of Property

Paved patio area with gate leading to garden mainly laid to lawn with some shrubbery on its borders. Two raised decking areas ideal for dining/entertaining. Additional summerhouse available at the rear of the garden, offering multi functional purposes.

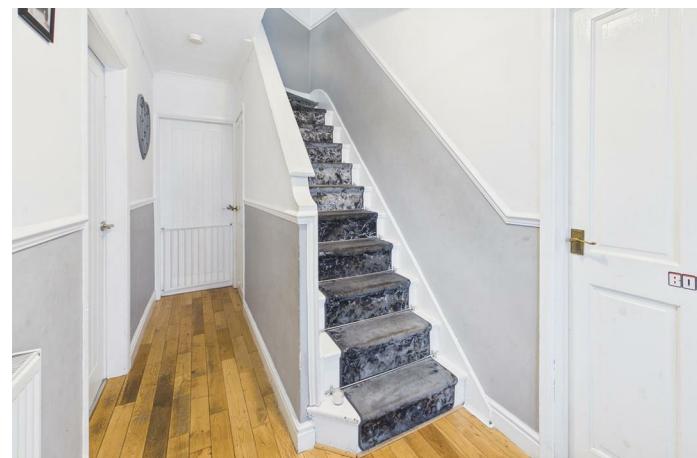
Freehold

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.