



Bloore King & Kavanagh

Sales & Lettings



5 Eastleigh Drive
Halesowen, B62 0PA

Asking Price £465,000

Entrance Porch

Laminate flooring laid with window to side. Ample space throughout with built in parcel box built in. Composite door into:

Entrance Hall

Herringbone hard laid flooring throughout with stairs leading to first floor accommodation. Under stairs store available. Door into:

Open Plan Kitchen Diner

Window to front. A spectacular range of eye and low level units incorporating: 1 1/2 resin sink and drainer unit, Rangemaster double freestanding cooker with fitted extractor hood over and plumbing for a dishwasher available. Central island installed ideal as an additional breakfast alfresco area, but ample space available for a large dining table adjacent to bifold doors opening up the garden. Herringbone hard laid flooring throughout with access available to the downstairs bedroom/office space, downstairs bathroom and opening into lounge/snug area. Split UPVC doors on back of house (Dutch door) also offering access to the rear.

Lounge/Snug

Coving. Window to front. Media wall and additional shelving installed.

Utility Room

Fully plumbed utility room with a laundry chute ready to be used from master bedroom to utility room.

Downstairs Bathroom

Three piece bathroom suite comprising of; low level flush WC, vanity unit wash hand basin and bath with mains fed shower unit installed over. Partly tiled walls and tiled under floor heating.

Bedroom Five/Office Space

Window to rear. Upper shelving installed offering additional storage.

Landing

Window to front. Airing cupboard housing boiler. Loft access available with an integral ladder, fully boarded.

Bedroom One

Windows to rear with blinds fitted.

Bedroom Two

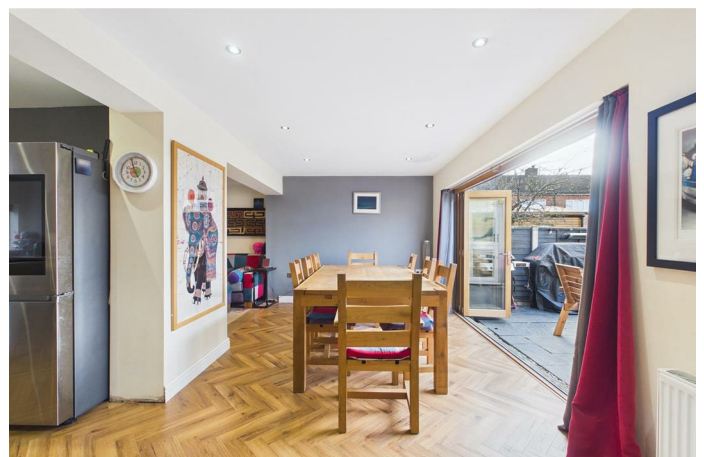
Windows to side and rear. Additional space within extension ideal for a dressing area or an office space.

Bedroom Three

Window to front.

Bedroom Four

Window to front.



Shower Room

Three piece suite comprising; triple walk in rain shower enclosure with mains fed shower unit installed, vanity unit wash hand basin and low level flush WC. Heated towel rail. Partly tiled walls and tiled under floor heating throughout. Built in store available.

Rear of Property

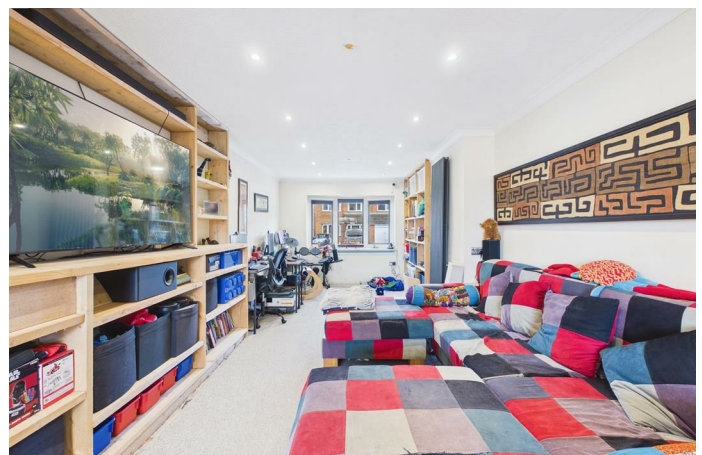
Raised slabbed dining patio area with steps leading down to rubber rated garden. Protective for up to falls from around two meters to reduce risk of injury to children. A large children's play area installed with built in ample storage. Shared side access available via side gate.

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.