Bloore King & Kavanagh
Sales & Lettings









**132 Chatsworth Road**

Halesowen, B62 8TH

**Offers In The Region Of £265,000**

## The Property
Situated in a wonderful position in this small cul de sac off Chatsworth Road is this well presented THREE BEDROOM semi detached house with garage.

This lovely family home has gas central heating, double glazing and briefly comprises: entrance hall, spacious dual aspect lounge diner, kitchen, three bedrooms, family bathroom and garage.

To the front of the property is a tarmac driveway leading to the garage and the front door. There is a fully enclosed rear garden laid to lawn with patio and decking and there is a gated side access.
EPC: D // Council Tax: C
NO CHAIN

## Entrance Hall
Door to front and stairs to first floor. Door to:

## Lounge Diner
A lovely dual aspect lounge diner with windows to the front and rear. Feature electric fire with surround.

## Kitchen
Door and window to rear. A good range of eye and low level units incorporating: stainless steel sink and drainer, space for a stand alone cooker and fridge freezer. Space and plumbing for a washing machine and dishwasher. Laminate floor.

## Landing
Window to side

## Bedroom One
Window to front.

## Bedroom Two
Window to rear. Wardrobe.

## Bedroom Three
Window to rear.

## Bathroom
Window to front. A three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC. Laminate flooring. Airing cupboard.

## Garage
Up and over door to front. Power and light.

## Outside
FRONT: Tarmacadum driveway to front. Gated side access.

REAR: a fully enclosed garden laid to lawn with mature planted borders. Slabbed patio to the rear of the house along with a wooden decked seating area to the rear of the garden..









## Tenure

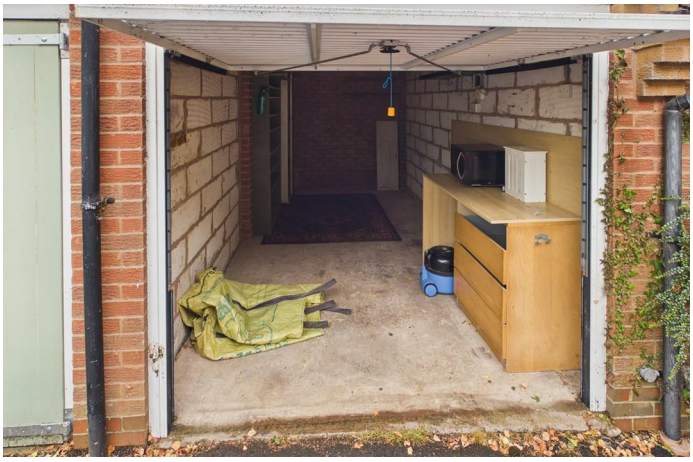
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## 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.












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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