Bloore King & Kavanagh
Sales & Lettings









**52 Middlefield Avenue**

Halesowen, B62 9QL

**Offers Over £285,000**

## Approach
Sloping, slabbed private driveway to front offering access to the front porch and the integral garage. Front garden mainly laid to lawn adjacent with mature shrubbery on its borders.

## Entrance Porch
Patio door to front. Internal door into:

## Entrance Hallway
Window to front. Coving. Stairs leading to first floor accommodation. Under stairs cupboard. Doors into fitted kitchen and through lounge/diner.

## Through Lounge Dining Room
Window to front with sliding patio door to rear. Coving. Gas fire installed with brick surround.

## Fitted Kitchen
Good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric hob with extractor over and an integral electric oven/grill. Window to rear. Partly tiled walls and vinyl flooring. Side door into utility.

## Utility Room
Plumbed for an automatic washing machine. Window to side and access via patio door to rear. Internal door into garage and sliding door into:

## Downstairs Wc
Window to rear. Low level flush and pedestal wash hand basin installed.

## Garage
Up and over door to front. Meters housed on side wall. Electrics installed.

## Landing
Window to side. Loft access available with an integral ladder and benefitting from being fully boarded. Access to built in cupboard housing boiler. Doors to all upstairs rooms.

## Bedroom One
Window to front. Coving. Fitted wardrobes installed.

## Bedroom Two
Window to rear. Coving.

## Bedroom Three
Window to front. Built in over stairs storage.

## Family Bathroom
Three piece suite comprising of; bath with mains fed shower unit over, vanity unit wash hand basin and low level flush Wc. Fully tiled walls and vinyl tiled flooring. Window to rear.









## Rear of Property

Slabbed dining patio area with some steps leading up to the main garden, mainly laid to lawn. Mature shrubbery surrounding the main garden on its borders. An alternative dining patio area is available at the rear of the garden laid to shale chippings.

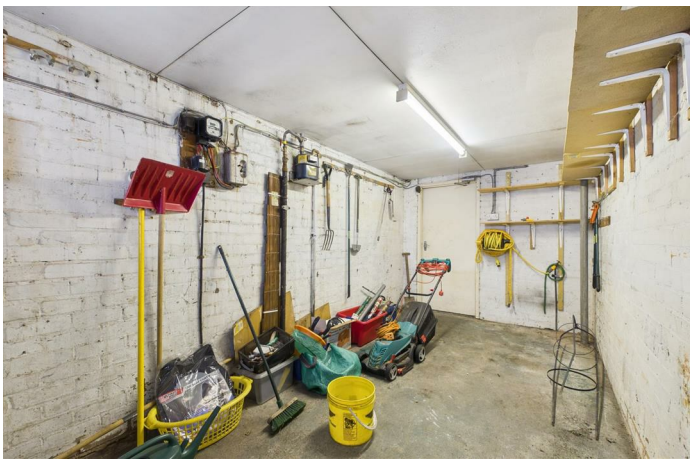
## Freehold

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.












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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