



Bloore King & Kavanagh

Sales & Lettings



26 Foxhollies Drive
Halesowen, B63 3XE

Asking Price £235,000

The Property

A beautifully presented two bedroom property in a quiet cul de sac location on the outskirts of Halesowen.

This lovely family home benefits from double glazing, gas central heating and briefly offers: entrance with storage, lounge with stairs to the first floor, breakfast kitchen, master bedroom with fitted wardrobes, second bedroom and a family bathroom.

To the front of the property is a garden laid to lawn and tarmac driveway leading to the garage.
EPC D // Council Tax Band: B.

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.

Entrance

Wooden door to front and storage cupboard housing fuse box.

Lounge

Window to front and stairs to first floor.

Kitchen Breakfast Room

Window to rear and door to garden. A good range of eye and low level units incorporating: stainless steel sink and drainer, space for a cooker, washing machine and dishwasher, extractor hood. Laminate flooring

Landing

Access to loft space

Bedroom One

Windows to rear. A good range of fitted wardrobes.

Bedroom Two

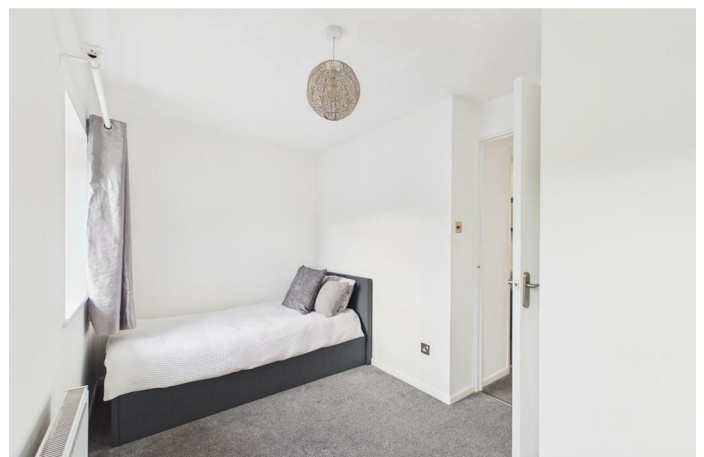
Windows to front.

Bathroom

Window to side. A three piece suite comprising: panelled bath with Gainsborough shower over, pedestal wash hand basin and low level WC. Chrome heated towel rail. Fully tiled walls and laminate flooring.

Garage

Up and over door to front, rear access door. The garage is currently split into two areas.



Outside

FRONT: Laid to lawn with paved pathway to front door. Tarmac driveway to side leading to the garage.

REAR: Fully enclosed rear garden laid to lawn with decked seating area and raised beds. Garden shed.

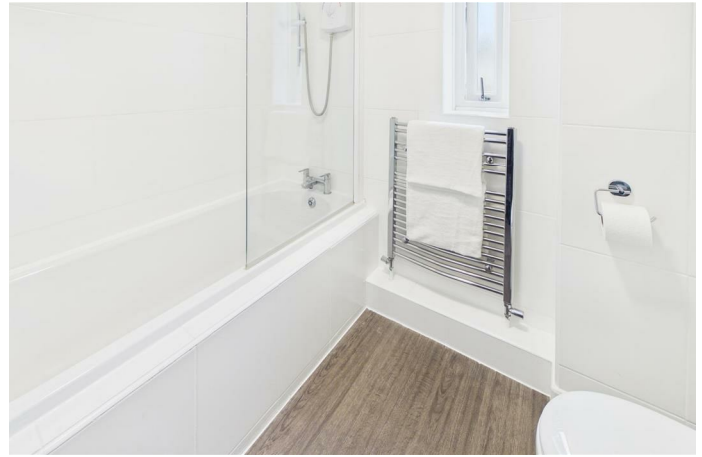
Freehold

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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