



# Bloore King & Kavanagh

Sales & Lettings



**38 Merrivale Road**  
Halesowen, B62 9RL

**Offers Over £300,000**

### Entrance Porch

Sliding door to front. Windows to side and front. Door into:

### Entrance Hallway

Karndean hardwood flooring throughout with stairs to first floor accommodation. Coving. Understairs cupboard ideal for storage. Doors into front and rear reception rooms.

### Lounge

Bay window to front. Tiled hearth surround. Dado & Coving. Herringbone vinyl flooring installed.

### Fitted Kitchen Diner

Karndean hardwood flooring throughout. Access to rear via French patio double doors. Window to front. Partly tiled walls. A good range of eye and low-level units incorporating: 1 resin sink and drainer unit, built in electric hob with extractor hood built over and an integral electric oven/grill. Door into:

### Utility Room

New flat roof Inc new coping stones, oak canopy, new roof ridge tiles. Through access from the front to the rear of the property. Eye and low-level units installed incorporating a plastic sink and drainer unit and having plumbing for a washer installed. Housing boiler on front wall. Door into:

### Downstairs WC

Two piece suite comprising; low level flush WC and vanity unit wash hand basin. Window to rear.

### Landing

Window to side. Loft access available, partly boarded. Doors to all upstairs rooms.

### Bedroom One

Window to rear. Coving.

### Bedroom Two

Window to front. Coving.

### Bedroom Three

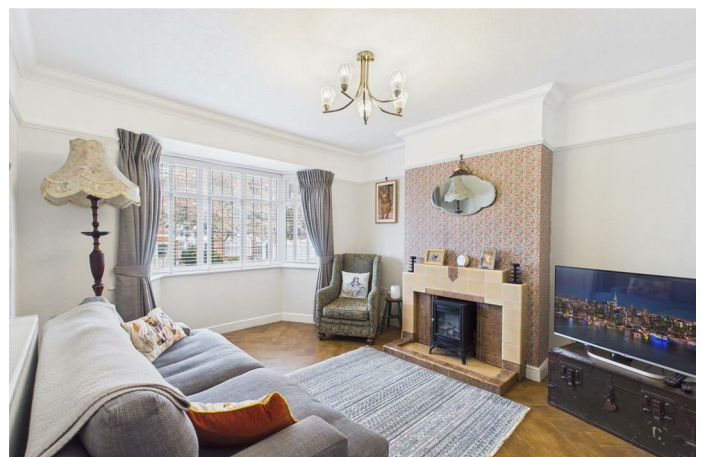
Window to front. Coving.

### House Bathroom

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

### Rear of the Property

Slabbed mosaic style dining patio area with steps leading up to main garden mainly laid to lawn, benefitting from mature shrubbery within its flower beds and a large shed being installed.



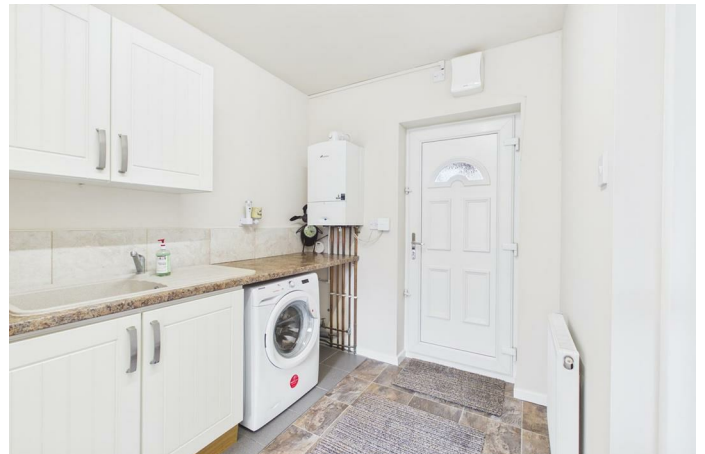
## Freehold

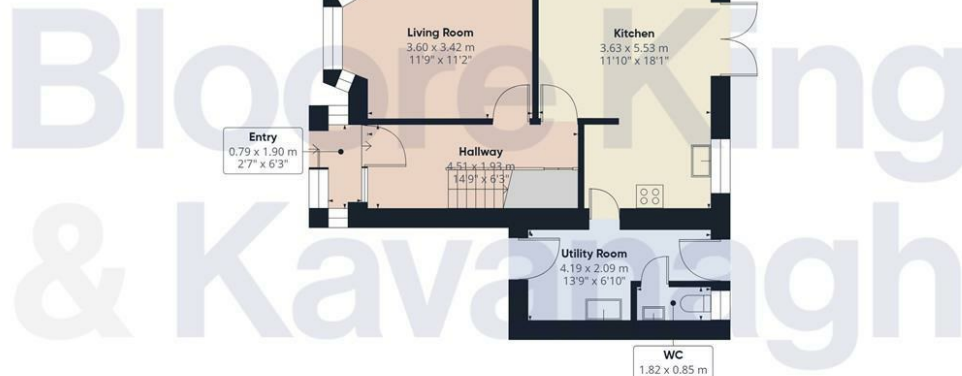
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## 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.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
86.1 m<sup>2</sup>  
927 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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