



# Bloore King & Kavanagh

Sales & Lettings



**75 Greenhill Road**  
Halesowen, B62 8EY

**Offers Over £215,000**

## Property Description

An exciting opportunity has arisen to purchase this two bedroom bungalow situated in a great location on Greenhill Road on the outskirts of Halesowen.

The property is located in a quiet residential area with mixed architectural styled properties. Situated on a good size plot featuring beautiful mature gardens. The property currently briefly comprises: side porch, entrance hall, lounge, fitted kitchen, rear lobby, two bedrooms and family bathroom.

This bungalow has come onto the market after being owned for many years by the same family. The current owner has explored the possibilities of redesigning the existing property or the construction of an ultra-modern 2/3 storey dwelling or the construction of 2 modern semi-detached dwellings.

EPC - E / CT Band - D

## 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.

## Side Porch

Doors leading to entrance hall and rear lobby. Meter cupboard.

## Entrance Hall

Doors off to kitchen, lounge and two bedrooms. Loft access.

## Lounge

4.19m wp x 4.42m (13'8" wp x 14'6" )

Measured at widest points into bay. Electric fire with wood surround. Windows to rear.

## Fitted Kitchen

3.02m wp x 2.27m wp (9'10" wp x 7'5" wp )

A good range of eye and low-level units incorporating: stainless steel sink and drainer unit, integrated electric hob with extractor hood over, integrated electric oven and plumbing for a washing machine. Partly tiled walls with vinyl flooring. Window to rear. Housing gas boiler and access available to rear lobby.

## Rear Lobby

0.90m x 2.24m (2'11" x 7'4" )

Doors leading to side porch, rear garden and bathroom.

## Bedroom One

4.77m wp x 3.85m (15'7" wp x 12'7" )

Measured at widest points into bay. Window to front. Mirror fronted storage.

## Bedroom Two

3.19m x 2.81m (10'5" x 9'2" )

Window to front.

## Bathroom

2.61m x 1.88m (8'6" x 6'2")

Four piece bathroom suite comprising of; paneled bath, single shower cubicle with mains fed shower unit installed, pedestal wash hand basin and low level WC. Partly tiled walls and vinyl flooring. Window to side.



## Outside

**FRONT:** Attractive gravelled area to the front with decorative block paved central feature and path to side porch.

**REAR:** laid mainly to lawn with patio seating area and mature planted borders. Wooden shed and greenhouse.

## General Information / Disclaimer

NB// Please note there is **NO CURRENT PLANNING APPROVAL GRANTED FOR THE SITE**. The vendor has provided proposed plans of possible builds which are subject to the appropriate planning laws and regulations. Any redevelopment and/or new build construction will be subject to appropriate planning laws and regulations. Any interested party must seek their own advice with regards to any planning approval required. Build ideas have been provided by the vendor and can be viewed upon request.

## 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.

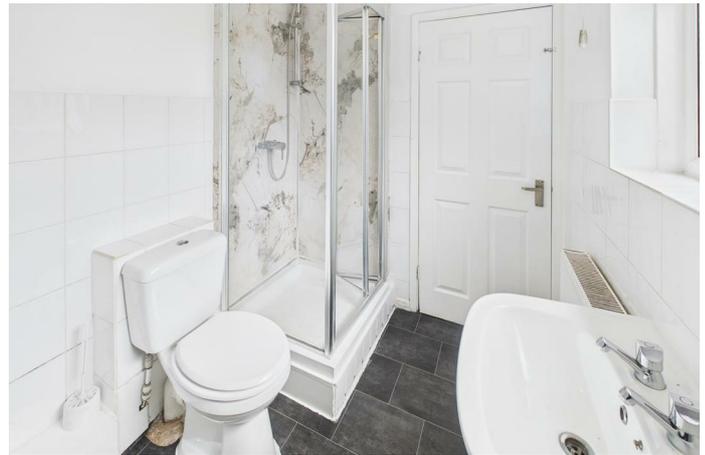
## Brochure Declaration

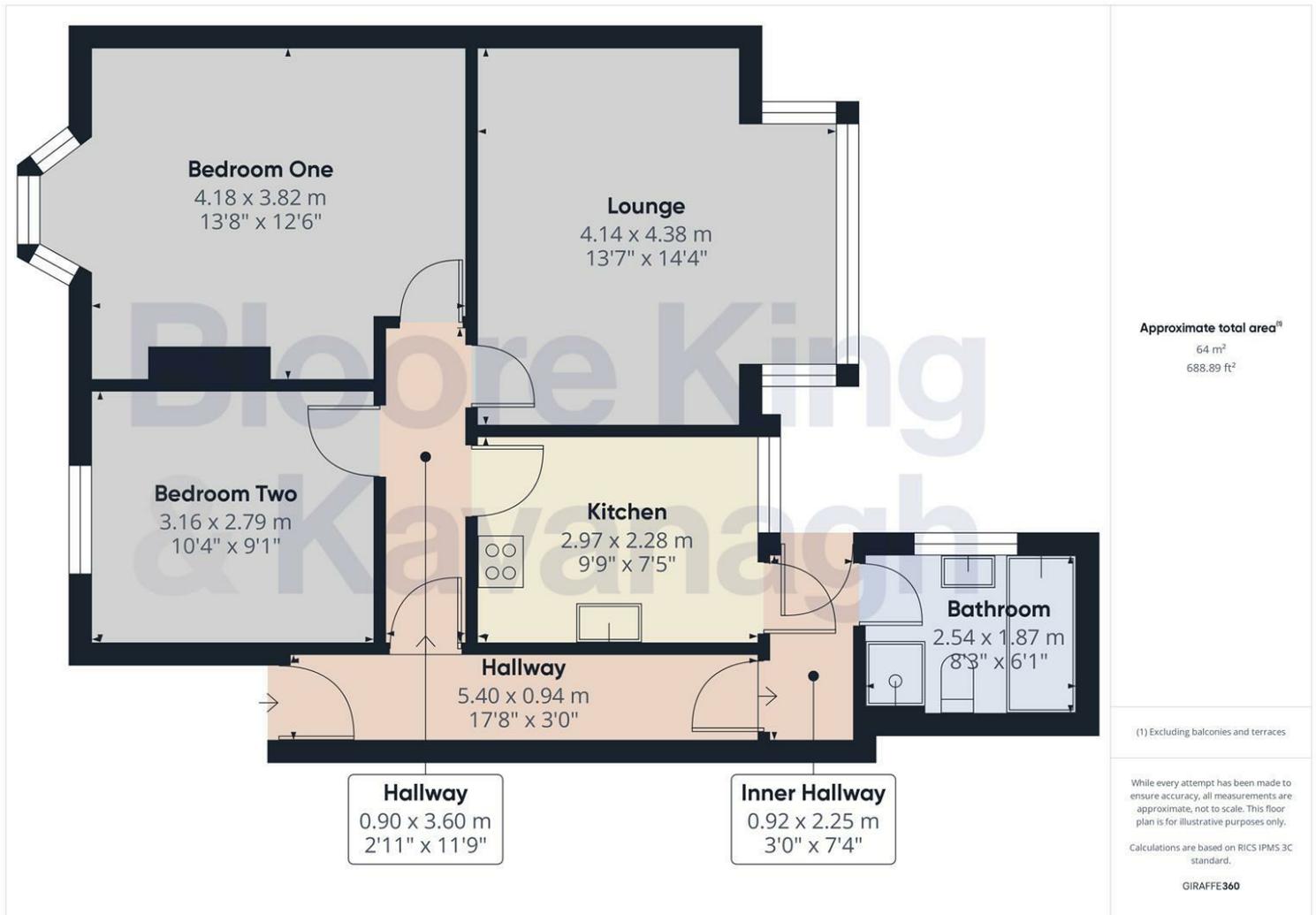
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have **NOT** tested any apparatus, equipment, 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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