Bloore King & Kavanagh
Sales & Lettings









108 Two Gates

Halesowen, B63 2JR

Asking Price £240,000

The Property
Situated on Two Gates Lane on the outskirts of Halesowen is this well presented THREE BEDROOM semi detached property.

This lovely family home has gas central heating, double glazing and briefly comprises: porch, entrance hall, downstairs WC, lounge, extended dining room, kitchen, three bedrooms, family bathroom and detached garage.

To the front of the property is off road driveway parking and to the rear is a fully enclosed garden laid to lawn with patio seating area.
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.

Porch
Door leads into the entrance hall.

Entrance Hall
6.03 x 1.78m (19'9" x 5'10")
Stairs rise to the first floor. Understairs storage cupboard. Window to the side

Downstairs WC
Low level WC. Window to the side.

Lounge
4.37mm x 3.73m (14'4"m x 12'2")
Max into bay. Bay window to the front. Feature fire with surround.

Dining Room
6.02m x 3.72m (19'9" x 12'2")
at widest point narrows to 3.72m. Extended dining room with feature fireplace and patio doors leading to the garden. Laminate floor.

Kitchen
4.23m x 3.09m (13'10" x 10'1")
at widest point. A lovely range of eye and low level units incorporating stainless steel sink and drainer, integrated gas hob with extractor over, integrated double oven and microwave. Space for washing machine and dishwasher. Windows to the side and rear. Laminate floor.

Landing
Doors to all first floor rooms. Airing cupboard. Loft access. Window to the side.

Bedroom One
4.42m x 3.61m (14'6" x 11'10")
Max into bay. Bay window to the front.

Bedroom Two
3.45m x 3.69m (11'3" x 12'1")
Window to the rear.

Bedroom Three
2.37m x 1.98m (7'9" x 6'5")
Window to the front.









Bathroom
2.19m x 1.78m (7'2" x 5'10")
Window to the rear. A four piece suite comprising: panelled bath, low level WC, wash hand basin and corner shower cubicle.

Garage
6.10m x 2.29m (20'0" x 7'6")
Detached garage with 1/4 -3/4 side hinged doors to the front.

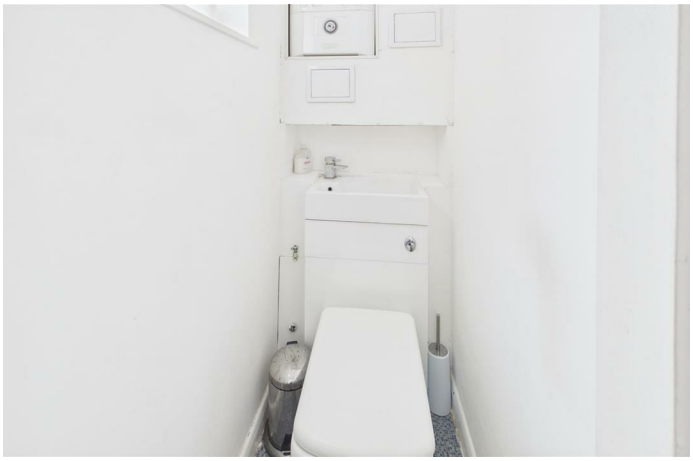
Outside
Front: Driveway to the front providing off road parking. Side access leads to the garage and gate leads to the rear garden.

Rear: A good size fully enclosed rear garden laid mainly to lawn with patio seating area. Trees and borders. Wooden sheds.

Disclaimer
We have been notified of an adverse survey on behalf of the property from a previous buyer of interest. Further information to be disclosed on 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.

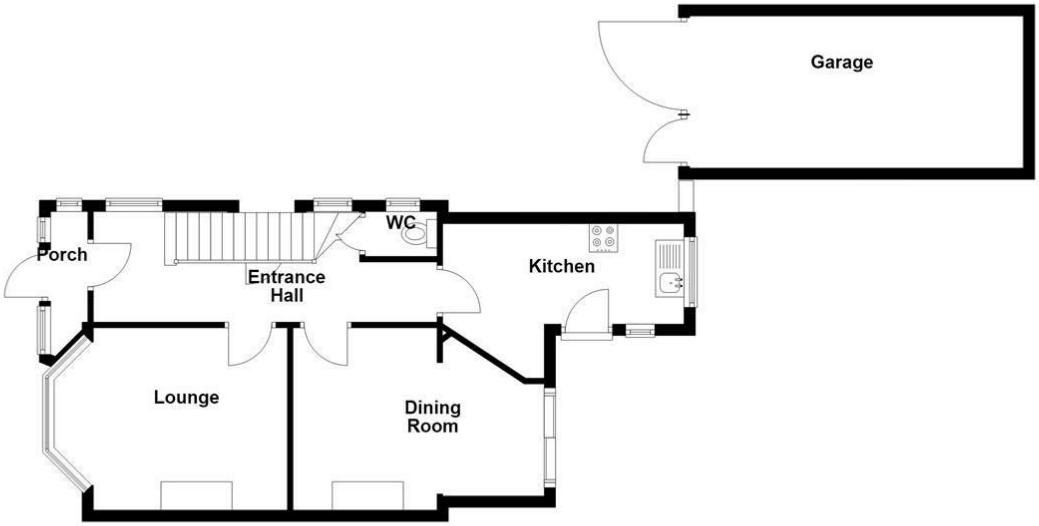




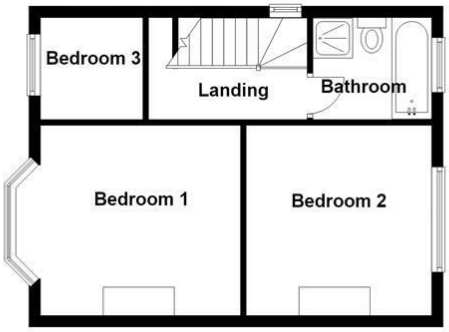




Ground Floor



First Floor



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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