



# Bloore King & Kavanagh

Sales & Lettings



**17 Foxlea Road**  
Halesowen, B63 1DX

**Offers Over £425,000**

### **Entrance Hall**

Doors to downstairs double bedroom, lounge and downstairs shower room. Laminate flooring. Stairs leading to first floor accommodation with under stairs cupboard built in.

### **Downstairs Shower Room**

Window to front. Laminate flooring. Low level flush WC and vanity unit wash hand basin installed. Double shower enclosure with an electric shower unit installed.

### **Double Bedroom (Downstairs)**

Window to front. Laminate flooring. Built in wardrobe storage with double doors.

### **Lounge**

Electric fire with wooden surround and marble hearth. Laminate flooring throughout. Patio door opening into rear orangery and door into fitted kitchen.

### **Orangery Diner**

Windows to rear. Additional window and access to rear garden via side patio door. Heating installed.

### **Fitted Kitchen**

A range of eye and low-level units incorporating: 1 1/2 plastic sink and drainer unit, built in gas hob with extractor over, built in double electric oven & grill and plumbing for a washer. Partly tiled walls and laminate flooring, with window to rear. Doors into side passage and converted garage/double bedroom two.

### **Side Passage**

Electrics installed. Through access available from the front to the rear of the property.

### **Converted Garage/Double Bedroom**

Window to front. Housing meters in built in wall cupboards.

### **First Floor Landing**

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

### **Bedroom One**

Window to rear.

### **Bedroom Two**

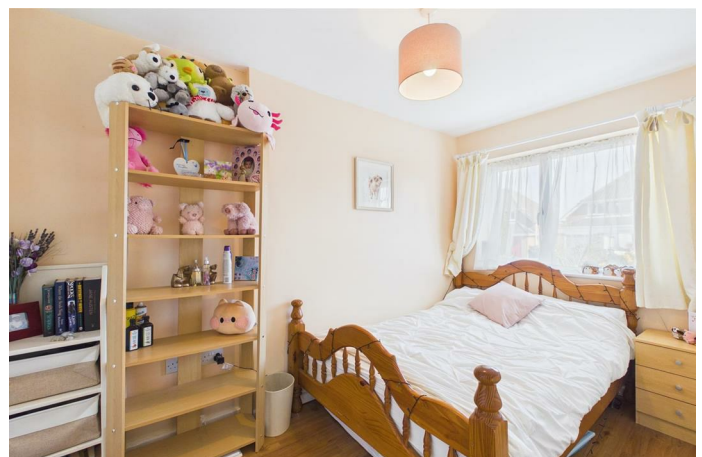
Window to front. Over stairs built in storage available.

### **Bedroom Three**

Window to front.

### **Separate WC**

Low level flush WC and wash hand basin installed.



## Refitted Family Bathroom

Four piece bathroom suite comprising of; egg bath with waterfall tap installed over, separate double shower cubicle with mains fed shower unit installed, low level flush WC and vanity unit wash hand basin. Heated towel rail. Vinyl flooring. Window to rear.

## Rear of Property

Raised decked dining patio area with enough space for additional storage. Access available to side passage. Garden mainly laid to lawn with raised flower beds on it's borders with Cotswold stones laid.

## Freehold

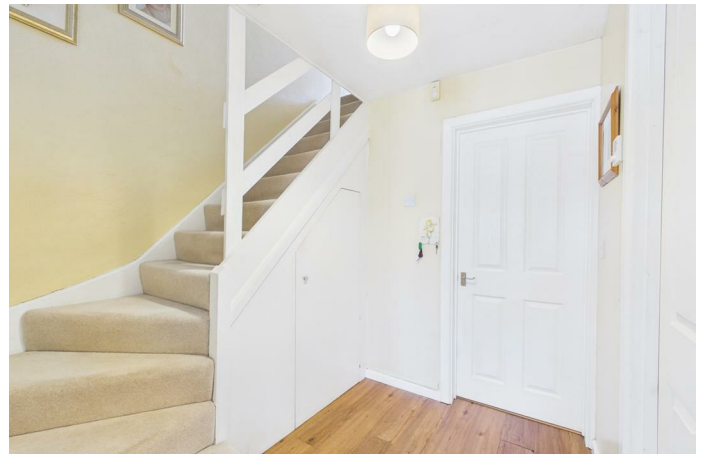
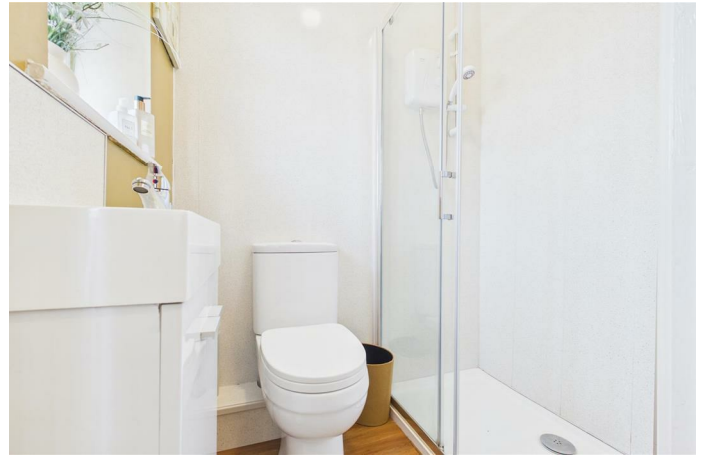
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## 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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