



## 27 Beecher Street, Halesowen, B63 2DP

**Offers Over £295,000**

Bloore King & Kavanagh Ltd are pleased to bring to market this spacious three/four bedroom, semi detached style property. An ideal family home offering ample space throughout over three storeys. Close to frequent transport links offering short commutes to the surrounding areas and within walking distance to local amenities also.

The property is briefly comprising of; front and rear reception rooms, spectacular refitted breakfast kitchen, utility space and downstairs bathroom. First floor accommodation boasts three good sized bedrooms, master with en-suite shower room and additional to this is a second storey loft room with a separate WC available.

Benefiting from off road parking to the front and the luxury of a large double garage, with through and side access to the large enclosed rear garden with a significant brick built Koi pond installed. Offering no upward chain and available to view immediately. EPC - D / CT band - C

## Property Description

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## 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.

## Front Reception Room

Window and access to front. Gas fire installed with wooden surround. Door into:

## Rear Reception Room

Inner hallway with opening into main dining room. Door into under stairs cellarette. Ideal for storage purposes. Stairs leading to first floor accommodation. Tiled flooring throughout.

## Re-fitted Breakfast Kitchen

A spectacular range of eye and low-level units units incorporating: 1 1/2 ceramic sink and drainer unit with large bay window to side, integral double oven and grill with four ring electric hob, with a fitted extractor hood over, an integral dishwasher, breakfast bar and built in recess for a tall freestanding American fridge freezer. Access via side door to rear garden within rear inner hallway, housing boiler on rear wall. Built in store cupboard with built in plumbing for a washer. Door into:

## Downstairs Shower Room

Window to rear. Three piece bathroom suite comprising of; paneled bath with mains fed & mixer shower attachments over, low level flush WC and a vanity unit wash hand basin. Partly tiled walls and tiled flooring. Heated towel rail installed.

## First Floor Landing

Doors to three bedrooms, with stairs leading up to second floor accommodation.

## Bedroom One

Window to rear. Built in fitted wardrobes with ample space within for a significant dressing space. Door into:

## En-suite Shower Room

Three piece suite comprising of; low level WC flush, vanity unit wash hand basin and separate single shower cubicle with electric shower unit installed. Window to front.

## Bedroom Two

Window to front. Fitted wardrobes with sliding doors.

## Bedroom Three

Window to rear.

## Loft Room

Currently being utilised as a fourth double bedroom, with ample storage available. Three Velux windows to ceiling, front and rear. Laminate flooring throughout. Door into:

## Separate Cloakroom

Laminate flooring. Low-level flush WC and a pedestal wash hand basin.

## Double Garage

Up and over electric roller door to front, with a patio door offering rear access. A massive space for storage and/or significant enough for a larger vehicle.

## 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.

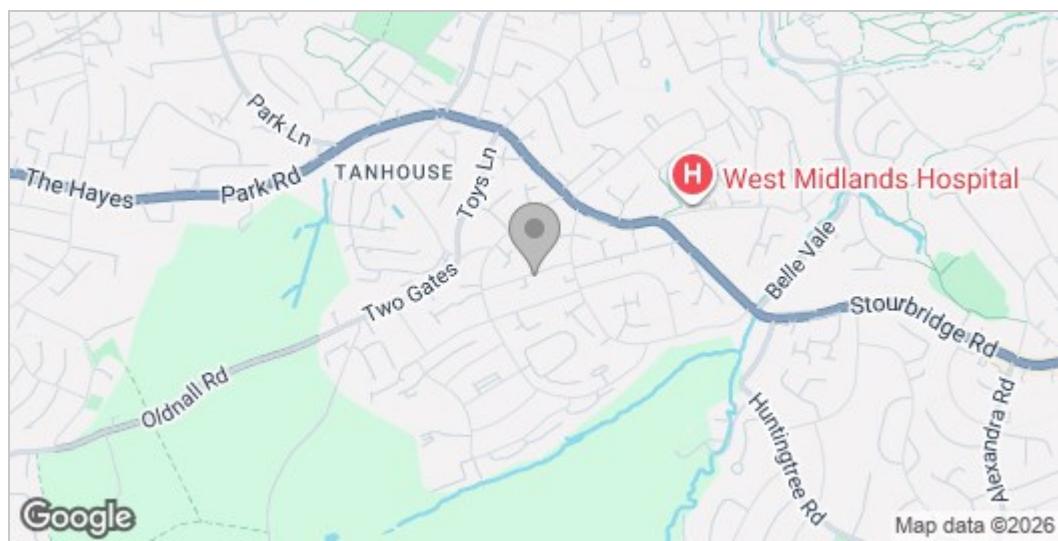
**CONSUMER PROTECTION REGULATIONS 2008:**

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.

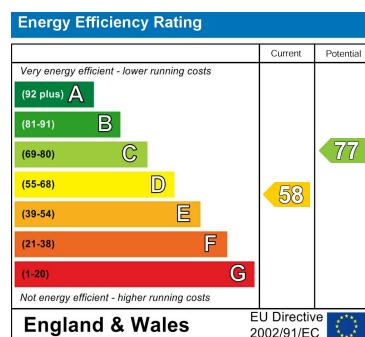
## Floor Plan



## Area Map



## Energy Efficiency Graph



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