



# Bloore King & Kavanagh

Sales & Lettings



**113 Old High Street**  
Brierley Hill, DY5 2JR

**Asking Price £245,000**

## The Property

OFFERED WITH NO UPWARD CHAIN

A beautifully presented and ready to move in THREE BEDROOM, TWO BATHROOM end terrace property.

This lovely family home benefits from gas central heating, double glazing and briefly offers: entrance hall, fitted kitchen, spacious lounge with patio door to the the garden, downstairs cloakroom, the first floor landing features two bedrooms and a shower room and on the second floor is a further bedroom and bathroom.

To the front of the property is block paved driveway providing off road parking with a side access gate leading to an enclosed rear garden. Council tax B, EPC C. NO CHAIN.

## Approach

Block paved driveway to front with shale borders, with allocation for two cars. Slabbed pathway to front and side, offering relevant side access to the property.

## Entrance Hall

Newly carpets fitted. Doors into kitchen, lounge and downstairs WC. Window to side, with stairs leading to first floor accommodation.

## Fitted Kitchen

Window to front. Good range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer unit, gas hob with extractor hood over, integral electric oven/grill, integral dishwasher, integral fridge freezer and plumbing for a washer. Vinyl flooring.

## Lounge

Wall mounted electric fire and patio doors to the garden.

## Downstairs WC

Two piece suite comprising: low level WC and wash hand basin. Tile floor.

## First Floor Landing

Window to side and door to first floor rooms. Stairs to second floor.

## Shower Room

Three piece suite comprising: fully tiled shower cubicle with mains fed shower, low level WC and pedestal wash hand basin. Tile flooring.

## Bedroom Two

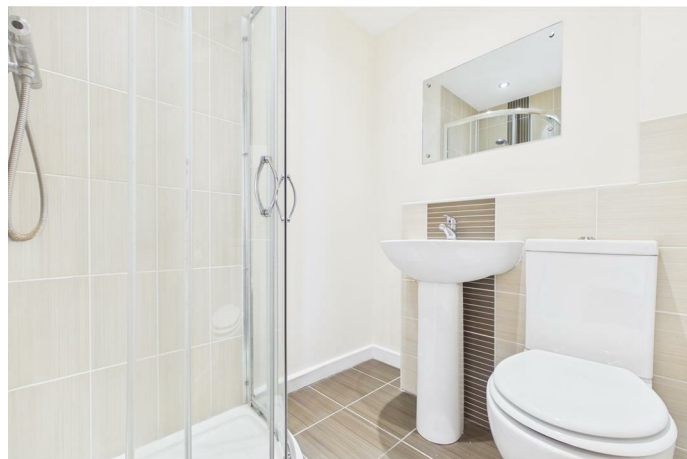
Window.

## Bedroom Three

Window.

## Second Floor Landing

Window to side. Doors to second floor rooms. Loft access.



## Bedroom One

Window.

## Family Bathroom

Velux window. Three piece suite comprising: panelled bath, low level WC and pedestal wash hand basin. Airing cupboard housing boiler. Chrome heated towel rail and tile flooring.

## Rear of Property

An enclosed rear garden laid to lawn with patio area and side access gate.

## 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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