Bloore King & Kavanagh
Sales & Lettings

18 New England

Halesowen, B62 9EG

Offers Over £160,000

The Property
A wonderful opportunity to purchase this very well presented two bedroom property with upstairs shower room in a great location on New England.

This lovely home would be an excellent purchase for first time buyers and would also make a good buy to let purchase for a keen investor.

The property has gas central heating, double glazing and briefly comprises: lounge, dining room, kitchen, rear lobby and bathroom to the ground floor. To the first floor are two bedrooms with an ensuite shower room to the rear bedroom.

To the rear of the property is a hard landscaped low maintenance garden with large wooden storage shed and an access gate leading to the shared rear access.
EPC: E // Council Tax Rate: A

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 in the town centre operates a direct service to Birmingham City and surrounding areas with a local bus stop just 100 yards away from the property. Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network. Also Rowley Regis Train station is within easy reach being only just over a mile away from the property.
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.

Lounge
Feature fireplace with real wood burner and surround. Window the front and laminate flooring.

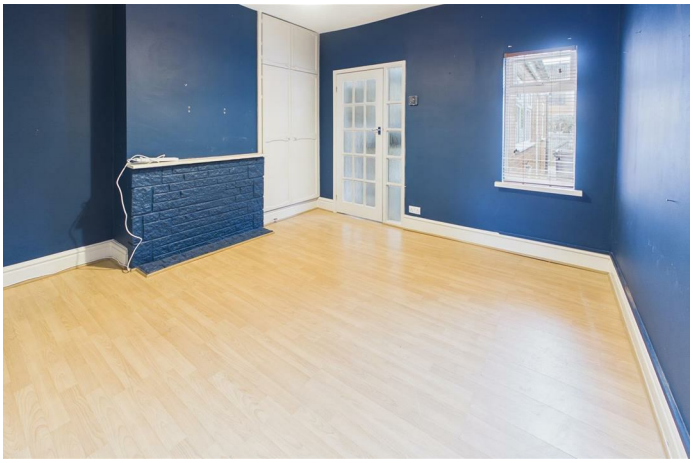
Mid Lobby
Door to cellarette providing extremely useful storage.

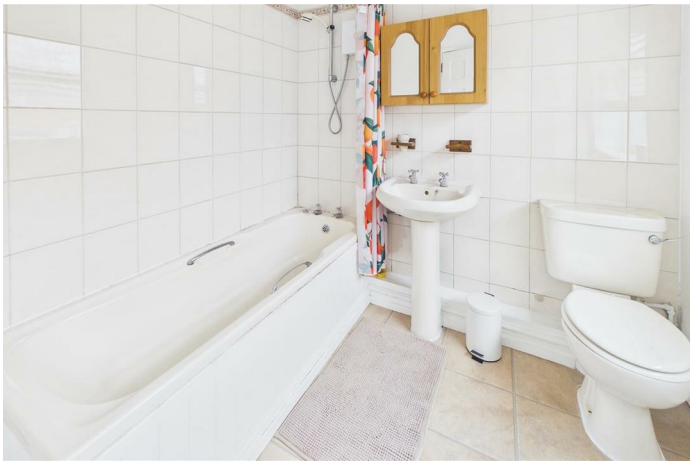
Dining Room
Window to the rear, laminate flooring and stairs rising to the first floor.

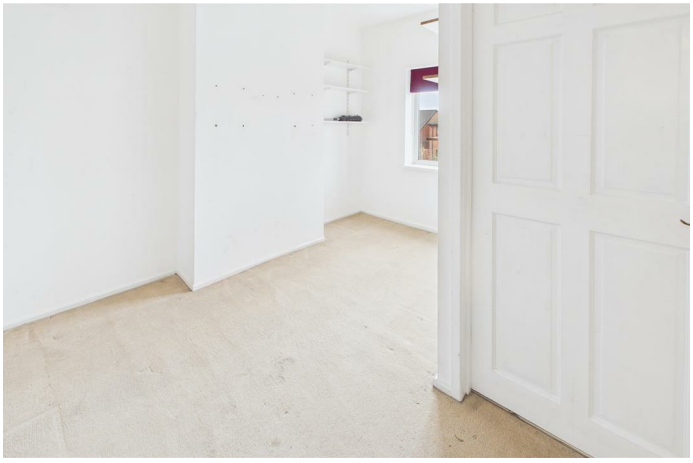
Kitchen
A good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer, integrated gas hob with extractor over and integrated electric oven. Space and plumbing for a washing machine. Space for a fridge freezer. Window to the side and tile flooring.

Rear Lobby
Storage cupboard and door leads to the garden.

Bathroom
A three piece suite comprising: panelled bath with shower over, WC and pedestal wash hand basin. Window to the side. Tile flooring.







Landing
Doors to both bedrooms

Bedroom One
Window to the front.

Bedroom Two
Window to the rear. Overstairs storage cupboard.

Ensuite Shower Room
A very useful upstairs shower room comprising a three piece suite with shower cubicle, low level WC and pedestal wash hand basin. Window to the rear. Tile flooring.

Rear Garden
A fully enclosed low maintenance garden with large storage shed. Gate leads to the shared rear access pathway.

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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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