



# Bloore King & Kavanagh

Sales & Lettings



**10 Eastleigh Drive**  
Romsley, B62 0PA

**Offers In The Region Of £350,000**

An EXTENDED three bedroom family home in this lovely village location with an excellent primary school and feed to Haybridge Secondary school. NO CHAIN.

This lovely home benefits from gas central heating, majority double glazing and briefly comprising: Entrance hall, lounge, separate dining room, extended kitchen diner, utility, DOWNSTAIRS CLOAKROOM, landing, three bedrooms and a family bathroom. To the front is a small lawned garden and tandem driveway leading to the garage. To the rear is a wide garden laid to lawn with patio area and mature planting. EPC D, Council Tax C. NO CHAIN.

### **Porch**

UPVC door to front. Wall light.

### **Entrance Hall**

Door to front. Understairs cupboard housing consumer unit. Stairs to first floor.

### **Lounge**

Window to front and patio doors to the dining room. Brick fire surround.

### **Dining Room**

Window to side and patio doors to garden. Door to kitchen.

### **Kitchen Diner**

Window to rear and side. Large range of eye and low level units incorporating: 1 1/2 bowl sink and drainer, space for a dishwasher and fridge. Electric hob and built in eye level 'Hotpoint' double oven. Door to utility room. Laminate flooring.

### **Utility Room**

Window and door to rear. UPVC door to front. Storage cupboard. Low level unit, space for a washing machine and dryer. Tile floor. Door to cloakroom.

### **Cloakroom**

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

### **Landing**

Window to front, airing cupboard housing boiler. Access to loft space.

### **Bedroom One**

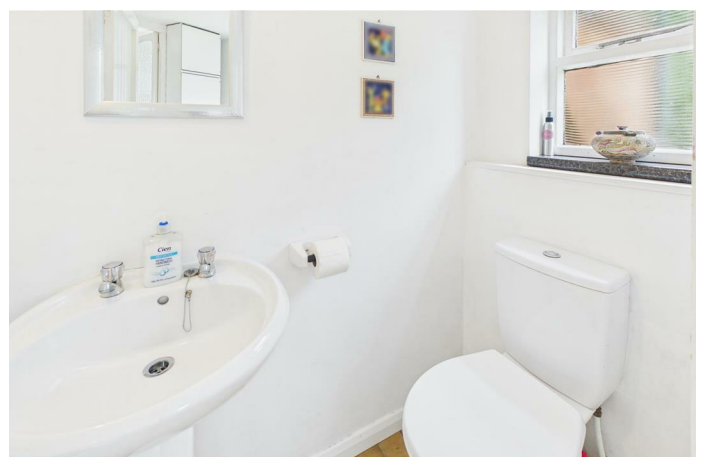
Window to rear and fitted wardrobe.

### **Bedroom Two**

Window to front and fitted wardrobe.

### **Bedroom Three**

Window to rear.



## Family Bathroom

Window to side. Three piece suite comprising: paneled bath with shower over, low level WC and pedestal wash hand basin. Chrome heated towel rail. Tile floor.

## Garage

UP and over door to front.

## Outside

FRONT: Small lawned area with tree and planting. Tandem driveway leading to the garage.

REAR: Laid to lawn with mature planting and patio area.

## 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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