Bloore King & Kavanagh
Sales & Lettings









111 Hambleton Road

Halesowen, B63 1JT

Offers Over £399,950

Approach
Tarmacked sloping driveway offering off road parking for up to three vehicles. Side access to the property available via side gate. Raised sleeper to the side with decorative Cotswold stones laid with a block paved border.

Entrance Hall
Stairs leading to first floor accommodation. Doors into garage and lounge. Oak flooring with underfloor heating installed.

Spacious Lounge
Window to front. Coving. Oak flooring with underfloor heating installed. Door into kitchen and sliding door into conservatory.

Conservatory
Windows to side and rear. French patio doors opening into the rear garden. Heating installed.

Fitted Kitchen
A very contemporary range of eye and low level units incorporating: 1 1/2 resin sink and drainer unit, built in microwave, CDA freestanding five ring gas cooker with extractor hood over and recess for a tall freestanding fridge freezer. LVT flooring laid throughout. Built in under stairs storage available. Central island installed with additional base cupboard space and seating for up to four people. Side door leading to the side access to the rear garden and opening into:

Utility Space
Eye and low level units installed incorporating stainless steel sink. LVT flooring laid throughout. Plumbed for an automatic washing machine. Door into:

Downstairs Wc
Window to side. LVT flooring laid throughout. Low level flush Wc and vanity unit wash hand basin installed.

Integral Garage
Up and over door to front. Electrics installed and eaves storage available. Housing combination boiler on side wall.

Landing
Loft access available with an integral ladder installed. Partly boarded. Doors to all bedrooms and family bathroom.

Master Bedroom
Window to front. Coving. Fitted wardrobes installed with mirrored frontages. Under archway leading to:

En-suite Shower Room
Window to front. Three piece suite comprising of; low level flush Wc, vanity unit wash hand basin and a double shower enclosure with mains fed shower unit installed. Laminate flooring laid. Heated towel rail. Built in over stairs storage.

Bedroom Two
Window to front. Coving. Fitted wardrobes. Doorway into:

En-suite Shower Room 2
Three piece suite comprising of; low level flush Wc, pedestal wash hand basin and a separate single shower cubicle with mains fed shower unit installed within. Vinyl flooring laid. Heated towel rail.

Bedroom Three/Study
Window to rear. Coving. Fitted wardrobes.









Bedroom Four
Window to rear. Coving.

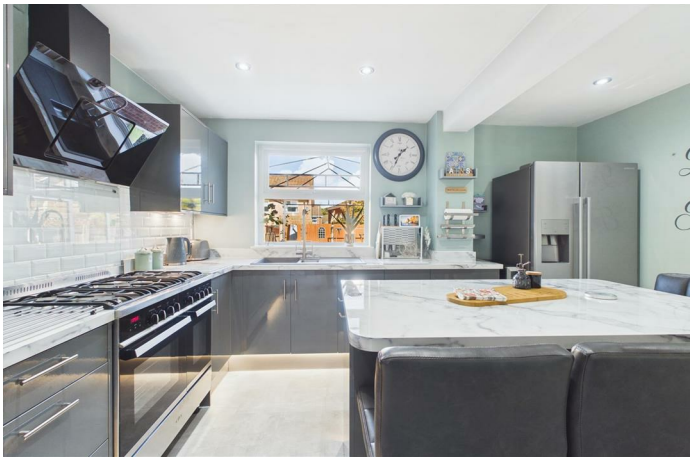
Family Bathroom
Three piece white bathroom suite installed comprising of; low level flush Wc, vanity unit wash hand basin and paneled bath with mains fed shower unit over. Heated towel rail. Partly tiled walls and vinyl flooring.

Rear of the Property
Block paved patio area with pathway leading to wooden decking laid. Garden mainly laid to lawn with decorative borders.

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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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