



**215A Stourbridge Road**  
Halesowen, B63 3QX

**Offers Over £235,000**

A very well presented Three bedroom end of terrace town house in this convenient location close to local schools, doctors and shops.

This lovely property benefits from gas central heating, double glazing and briefly offers; entrance hall, fitted kitchen, cloakroom, lounge, sun room/dining room, landing, Master bedroom with ensuite shower room, two further bedrooms and a family shower room. To the front is a small garden with wrought iron fence, to the rear if off road parking and enclosed garden with seating area. EPC C and Council Tax B.

### **Entrance Hall**

Door to front. Stairs to first floor. Doors to kitchen, cloakroom and lounge.

### **Cloakroom**

Two piece suite with hand wash basin and low level WC. Laminate flooring.

### **Kitchen**

Window to front. Lovely range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, integrated dishwasher, microwave oven, eye level oven, and electric hob with extractor over.

### **Lounge**

Gas fire with wooden surround, laminate flooring and double doors to:

### **Sun Room/Dining Room**

French doors to garden. Laminate flooring.

### **Landing**

Doors to bedroom 2, 3 and shower room. Doors giving access to stairs to second floor.

### **Bedroom Two**

Window to rear.

### **Bedroom Three**

Window to front. Fitted wardrobes.

### **Shower Room**

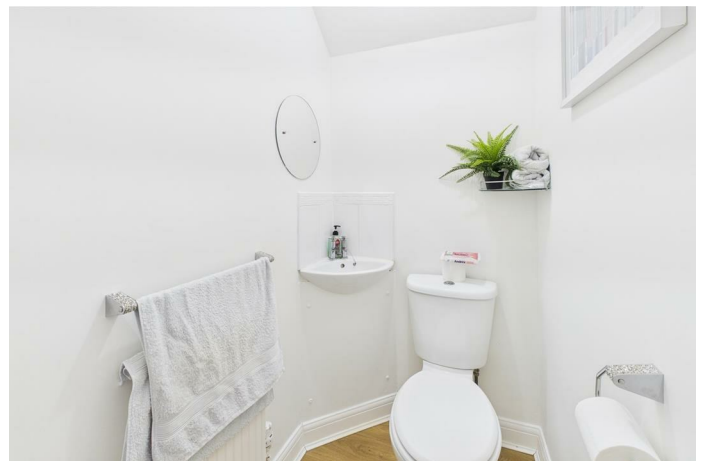
Three piece suite comprising: double shower cubicle, vanity unit wash hand basin, low level WC and chrome heated towel rail.

### **Master Bedroom**

Two velux windows to front, and storage cupboard housing gas boiler.

### **Ensuite Shower Room**

Window to rear. Three piece suite comprising: fully tiled shower cubicle with mains fed shower, low level WC and vanity unit wash hand basin. Integrated storage. Storage cupboard with plumbing and space for a washing machine.



## Outside

**FRONT:** Enclosed garden with wrought iron fence and gate.

Side access to the parking area.

**REAR:** Enclosed rear garden with lawn and seating area. Gate to parking area. One allocated parking space (Number 5)

## Leasehold

We are advised by the vendor that the property is leasehold. 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 as to the details of the leasehold documents and length of lease remaining.

## 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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