



# Bloore King & Kavanagh

Sales & Lettings



**42 Links View**  
Halesowen, B62 8SS

**Offers In The Region Of £520,000**

A very spacious FOUR BEDROOM, TWO BATHROOM detached family home on the sought after Abbeyfields estate with far reaching views.

This lovely family home benefits from gas central heating, double glazing and briefly offers: entrance hall, cloakroom, lounge with bifold doors to the garden, dining room, fitted kitchen and utility room both with separate access to the garden, landing, master bedroom with ensuite shower room, three further bedrooms and a family bathroom.

To the front of the property is driveway parking leading to the double width garage. To the rear, a side access leads to an enclosed garden, laid to lawn with planted borders and patio area.

EPC tba, Council tax band F.

### **Entrance Hall**

Stairs to first floor. Doors to lounge, dining room, cloakroom and utility. Coving.

### **Cloakroom**

Window to side. Two piece suite comprising: low level WC and pedestal wash hand basin. Worcester Boiler.

### **Lounge**

Bi fold doors to the garden. Electric fire with brick surround. Coving and archway to:

### **Dining Room**

Window to side. Doors to hallway and kitchen. Coving.

### **Kitchen**

Window to rear and door to side. Good range of eye and low level units incorporating: 1 1/2 bowl plastic sink and drainer, space for a fridge freezer, cooker and dishwasher. Coving.

### **Utility Room**

Window and door to side. Low level unit with stainless steel sink and drainer. Space and plumbing for a washing machine and tumble dryer.

### **Landing**

Access to boarded loft space with light and ladder. Airing cupboard.

### **Master Bedroom**

Window to rear with far reaching views. Fitted wardrobes and coving.

### **Ensuite Shower Room**

Window to side. Three piece suite comprising: shower cubicle, pedestal wash hand basin and low level WC. L V T Tile flooring.

### **Bedroom Two**

Window to front and fitted wardrobe. Coving.

### **Bedroom Three**

Window to rear with far reaching views. Coving and fitted wardrobe.



### Bedroom Four

Window to front. Coving.

### Bathroom

Window to side. Three piece coloured suite comprising: panelled bath, pedestal wash hand basin and low level WC.

### Garage

Up and over double door to front and rear access door. Gas meter.

### Outside

FRONT GARDEN: Laid to lawn and double driveway leading to the garage. Block paved pathway leading to the front entrance. Side gated access leading to:

REAR GARDEN: Laid to lawn with patio area and planted borders. Elevated view.

### 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.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

146.5 m<sup>2</sup>  
1577 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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