Bloore King & Kavanagh
Sales & Lettings









26 Pershore Road

Halesowen, B63 4QJ

Offers In The Region Of £319,950

The Property
Offered with no upward chain is this well presented and extended three bedroom DETACHED family home situated in this popular location close to local Halesowen Town Centre.

The property has gas central heating, double glazing and briefly offers: Dining room, cloakroom, lounge, fitted kitchen, landing, three bedrooms, a family bathroom and separate WC. To the front the property if off road parking and access to the garage and to the rear is an enclosed garden laid to lawn.

There is excellent POTENTIAL TO EXTEND to the side (subject to relevant planning permissions)
EPC: D // Council Tax Band: D
NO CHAIN.

Porch
UPVC door to front and tiled floor.

Dining Room
Window to front. Stairs to first floor, understairs cupboard. Doors to cloakroom and lounge

Cloakroom
Window to front. Two piece suite comprising: low level WC and hand wash basin.

Lounge
Window to the side and rear. An 'L' shape room with wall lights, gas fire with wooden surround and coving. Door to kitchen.

Kitchen
Window to rear and door to side. Good range of eye and low level units incorporating: sink and drainer, space for a washing machine and fridge freezer. Space for a freestanding cooker with extractor over.

Landing
Doors to all rooms and access to loft space.

Bedroom One
Window to rear and a range of fitted wardrobes.

Bedroom Two
Window to front and overstairs storage cupboard.

Bedroom Three
Window to front and storage cupboard.

Bathroom
Window to rear. A two piece suite comprising fully tiled shower cubicle with Triton electric shower and pedestal wash hand basin.

Separate WC
Window to side and low level WC.









Garage
Up and over door to front. Gas boiler and consumer unit.

Outside
FRONT: Driveway to the front providing off road parking with a gravelled garden bed. Side access gate.

REAR: Laid to lawn with patio area and planting. Side area with space for a shed (potential space for an extension subject to planning)

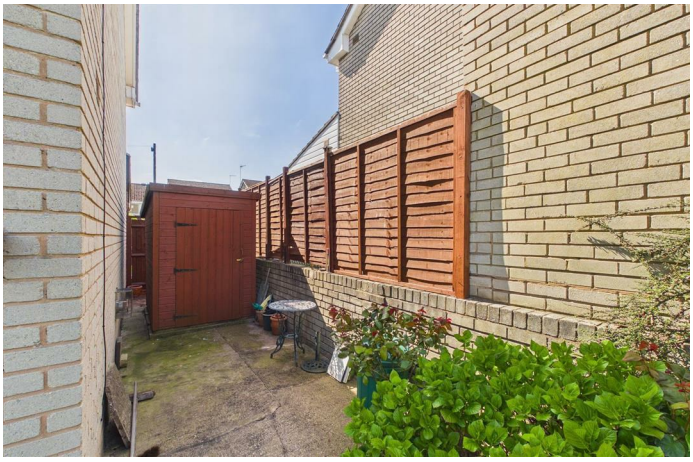
Tenure
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

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.











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.

8 Hagley Road
Halesowen
West Midlands
B63 4RG

www.bloorekingkav.co.uk
0121 550 4151
info@bandk.co.uk

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