Bloore King & Kavanagh
Sales & Lettings









10 Lansdowne Road

Halesowen, B62 9QT

Offers In The Region Of £295,000

Approach
Sloping block paved driveway to front leading to access to garage and porch via sliding door. Raised front garden with mature shrubbery and lawn.

Entrance Porch
UPVC sliding door to front with windows to side. Door into:

Entrance Hallway
Stairs leading to first floor accommodation. Two under stairs cupboards/stores available housing electrical consumer units. Doors into both reception rooms and kitchen.

Front Reception room
Bay window to front. Shelving within alcoves. Vinyl flooring.

Rear Reception Room
Bay window to rear. Windows to side also. Gas fire installed within tiled surround.

Fitted Breakfast Kitchen
Windows to rear. Tiled flooring. UPVC patio door into side entry. Good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, freestanding gas cooker and plumbing for a washer installed. Additional breakfast bar available.

Side Entry
Doors into integral garage and rear garden.

Garage
Up and over door to front. Rear access door.

Landing
Doors to all upstairs rooms. Window to side. Loft access available with integral drop down ladder.

Additional Loft Room
-Inner Hallway: Window to rear. Storage built into eaves. Side door into:

-Loft Room: Window to rear. Storage built into eaves.

Bedroom One
Bay window to front. Coving.

Bedroom Two
Window to rear. Coving.

Bedroom Three
Window to front. Coving.

House Bathroom
Window to rear. Three piece bathroom suite comprising of; bath with mixer shower over, pedestal wash hand basin and low level flush Wc. Tiled walls throughout and tiled flooring. Combi boiler housed within recess.









Rear of Property

Slabbed mosaic style patio area with pathway and steps leading to the very rear of the garden. Mature and well maintained shrubbery on all its borders. Shed installed to rear.

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