



9 Cherry Orchard Crescent
Halesowen, B63 3RU

Offers In The Region Of £340,000

The Property

OFFERED WITH NO UPWARD CHAIN is this spacious and very well extended THREE DOUBLE BEDROOM property with fantastic potential to create a fourth bedroom. The property also features a LARGE REAR GARDEN with fabulous FAR REACHING PANORAMIC VIEWS of the surrounding area. Positioned at the head of a quiet cul de sac in this popular B63 location with easy access to good primary and secondary schools and local amenities.

This lovely family home has so much potential, already benefitting from gas central heating and majority double glazing. The wonderful 'L' shaped master bedroom, which was originally bedrooms one and three, has a dressing area, however, it could easily be converted back into a fourth bedroom or indeed create an en-suite bathroom.

The property currently comprises: porch, entrance hall, extended lounge, dining room, fitted extended kitchen, large utility room, downstairs WC, master bedroom with dressing area, two further double bedrooms, family bathroom and garage.

To the front of the property is a driveway providing off road parking and to the rear is a wonderfully large mature landscaped garden with fantastic panoramic views of the surrounding area. EPC: D // Council Tax band: D. NO CHAIN.

Porch

UPVC door to front.

Entrance Hall

UPVC door and fully glazed side panels to porch and stairs to first floor. Under stairs walk-in pantry with shelving, window to side and electric meter.

Dining Room

Window to front. Original tiled fire surround and coving.

Extended Lounge

Window and patio doors to the garden. Gas fire with stone surround. Coving. Far reaching views.

Kitchen

Window to rear and side. A range of eye and low level units incorporating: stainless steel sink and drainer, free standing freestanding 'Belling' ELECTRIC cooker, space for a fridge, GAS BOILER. Door to utility with steps down.

Utility Room

Door to front providing side access to garden. Doors to garage, WC and garden. Space and plumbing for a washing machine. Gas meter.

Downstairs WC

Low level WC.

Landing

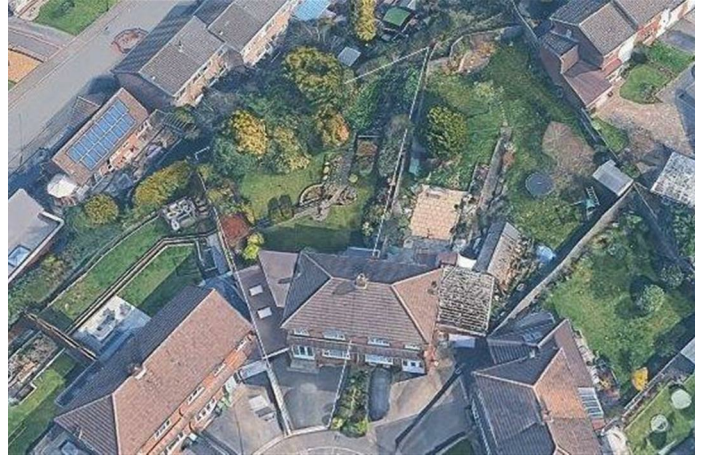
Doors to all upstairs rooms.

Master Bedroom

Two windows to the front, coving and range of fitted wardrobes with matching dressing table. Loft access with ladder. Previously this was bedrooms one and three. However, this could easily be converted back to two separate bedrooms or create an en-suite bathroom (subject to permissions/building regs).

Bedroom Two

Window to rear and range of fitted wardrobes with matching dressing table. Far reaching views.



Bedroom Three

Window to rear and side. Fitted wardrobe and far reaching views.

Family Bathroom

Window to rear. Three piece suite comprising: panelled bath with mains Fed shower over, vanity unit wash hand basin and low level WC. Airing cupboard housing water tank. Chrome radiator.

Garage

Electric door to front. Skylight. Power and light.

Outside

FRONT: Tarmac driveway providing off road parking.

REAR: Beautifully landscaped large garden laid to lawn with patio area, pond, mature planting and outside tap.

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.