



### 15 Lutley Mill Road, Halesowen, West Midlands, B63 4HX

A very spacious THREE DOUBLE BEDROOM Detached family home with POTENTIAL TO EXTEND further.

This lovely family home benefits from majority double glazing, gas central heating, LARGE PLOT and briefly offers: Porch, entrance hall, dining room, lounge with door to the garden and feature fireplace, refitted kitchen with appliances, Sun room, downstairs CLOAKROOM, large landing, bathroom, THREE DOUBLE BEDROOMS and an ENSUITE shower room.

The property is situated on a large plot with off road parking to the front accessing the garage, a side gate provides further gated parking and to the rear of the property is a generous garden laid to lawn with patio area. NO CHAIN. EPC E.

**Guide Price £330,000**



## Property Description

### Porch

French door to front.

### Entrance Hall

Stairs to the first floor and under stairs cupboard.

### Lounge

4.066m x 4.520m (13' 4" x 14' 10") at widest point. Two leaded windows to side showcasing the feature fireplace with gas fire and brick surround, Box window to rear and door to garden. Coving and Wall lights.

### Dining Room

3.48m x 3.699m (11' 5" x 12' 2") at widest point. Box window to front and coving.

### Kitchen

4.085m x 2.134m (13' 5" x 7' 0") Window to rear and door to

sun room. Refitted range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, eye level electric double oven, electric hob with extractor over, integrated washing machine, freestanding fridge freezer and slimline dishwasher.

### Sun Room

2.431m x 2.894m (8' 0" x 9' 6") at widest point. Windows to side and rear, side access door and patio doors. Tiled flooring.

### Downstairs Cloakroom

1.813m x 1.192m (5' 11" x 3' 11") Window to front. Low level WC and pedestal wash hand basin. Gas boiler.

### Landing

Window to rear and access to loft space with light.

### Bedroom One

4.077m x 3.189m (13' 5" x 10' 6") at widest point. Window to front and side. Coving.

### Ensuite Shower Room

Three piece suite comprising: fully tiled shower cubicle, pedestal wash hand basin and low level WC.

### Bedroom Two

3.489m x 4.056m (11' 5" x 13' 4") at widest point. Box window to front and a fitted wardrobe.

### Bedroom Three

3.468m x 3.326m (11' 5" x 10' 11") Window to rear.

### Bathroom

2.248m x 2.393m (7' 5" x 7' 10") at widest point. Windows to side and rear. Three piece suite



comprising: panelled bath with electric shower over, pedestal wash hand basin and low level WC. Storage cupboard.

### Garage

Front opening doors. Power and light.

### Garden

FRONT: Landscaped garden and off road parking to front.

SIDE: wooden gates leading to a further parking area.

REAR: Enclosed rear garden laid to lawn with patio area and mature planting.

### 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.

**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.



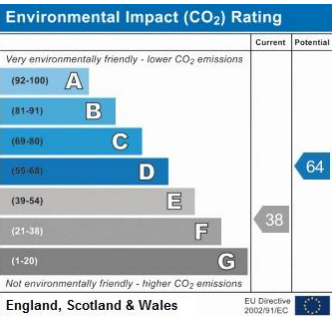
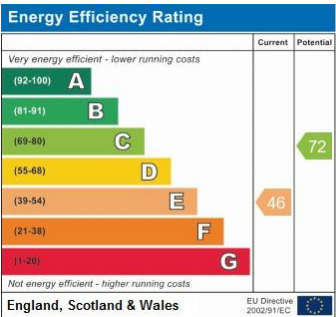
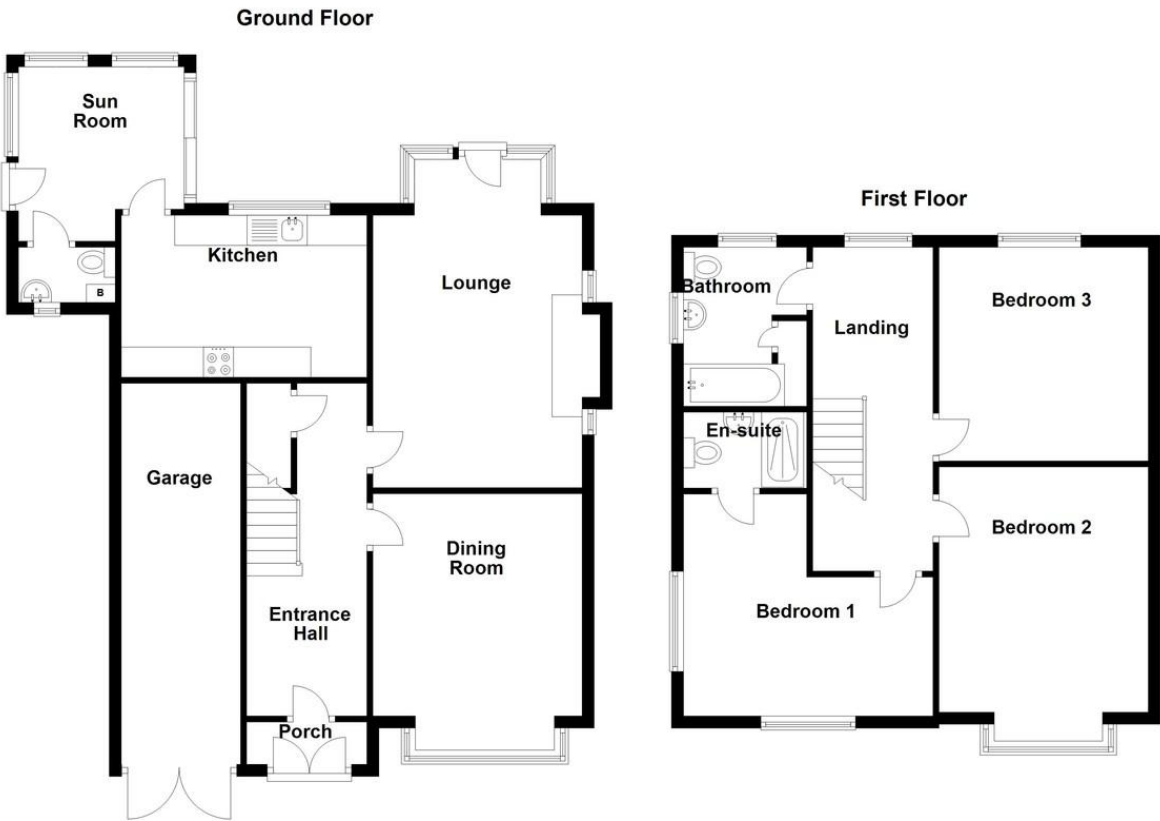
# Council Tax Band

E

# Viewing Arrangements

VIE WINGS: By arrangement through HALESOWEN OFFICE 0121 550

4151



8 Hagley Road  
Halesowen  
West Midlands  
B63 4RG

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