

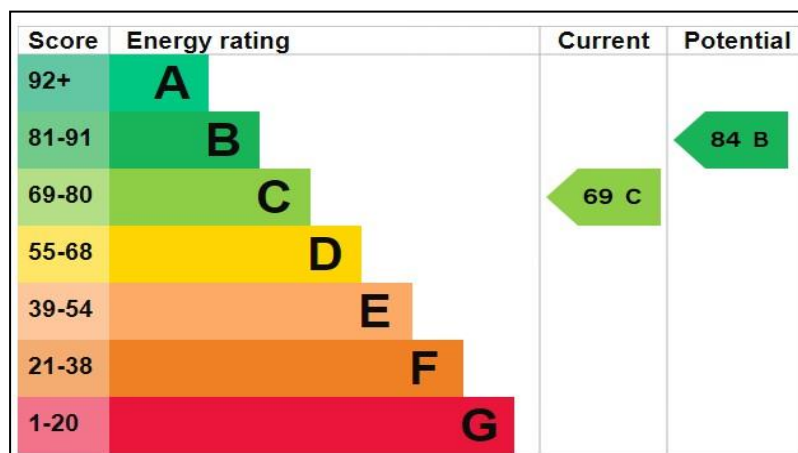


Vicarage Road, Halesowen, West Midlands, B62 8HX

£165,000

Innovate Estate Agents are delighted to present this TWO BEDROOM MID TERRACED PROPERTY situated in Halesowen! The property boasts of TWO RECEPTION ROOMS, FITTED KITCHEN, guest W/C, first floor bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Highfields Primary School, Sainsbury's Supermarket, Rowley Regis Train Station and M5 (Junction 2/3).
EPC Rating: C. Council Tax Band: A. Admin Fees May Apply.

Approach	The property is approached via a paved pathway leading to double glazed front entrance door.
Reception Room One	10' 9" x 11' 6" (3.27m x 3.50m) Having wall light points, power points, gas central heating radiator, double glazed window to front elevation and door leading into reception room two.
Reception Room Two	10' 8" x 13' 2" (3.25m x 4.01m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, double glazed window to rear elevation, door leading to stairs rising to first floor landing and door leading into fitted kitchen.
Fitted Kitchen	7' 4" x 14' 1" (2.23m x 4.29m) Having ceiling light point, power points, gas central heating radiator, double glazed windows to side elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated four ring gas hob, plumbing for washing machine, linoleum flooring and door leading to guest W/C.
Guest W/C	Having ceiling light point and low level W/C.
First Floor Landing	Having ceiling light point and doors leading into both bedrooms.
Bedroom One	12' 5" x 11' 1" (3.78m x 3.38m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Bedroom Two	12' 5" x 13' 2" (3.78m x 4.01m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and door leading to bathroom.
Bathroom	7' 1" x 13' 8" (2.16m x 4.16m) Having ceiling light point, gas central heating radiator, obscure double glazed window to bathroom suite comprises of panel bath with hot and cold water taps, walk in shower cubicle with shower head attachment above, pedestal hand wash basin with hot and cold water taps, low level W/C and linoleum flooring.
Rear Garden	The rear of the property comprises of paved patio area laid to lawn and fencing to its perimeters.



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Equipment: Innovate EA Limited trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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