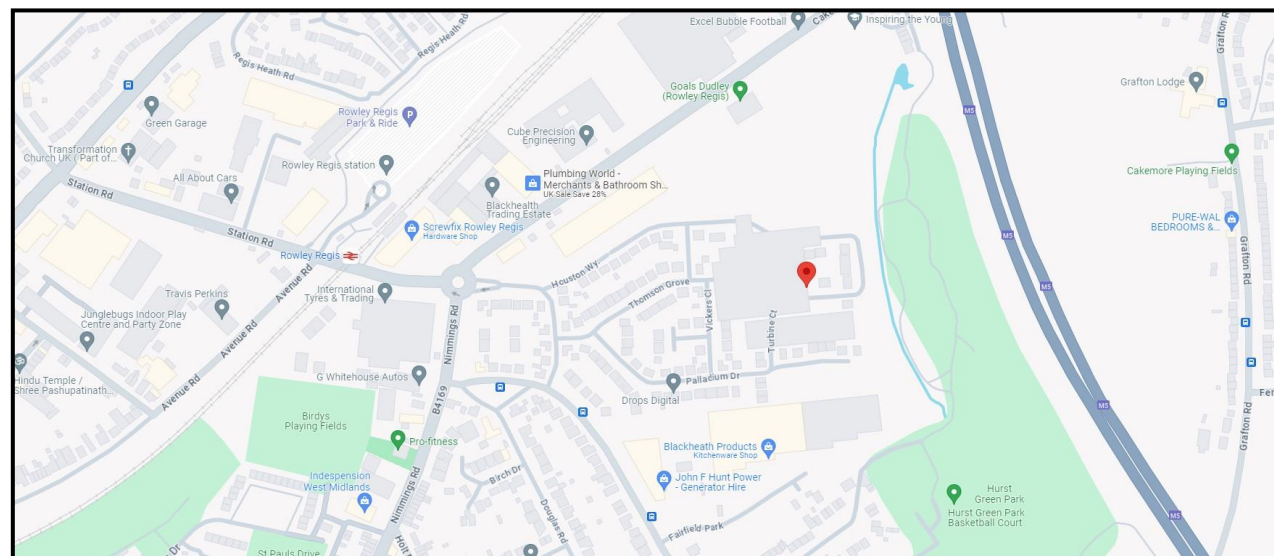
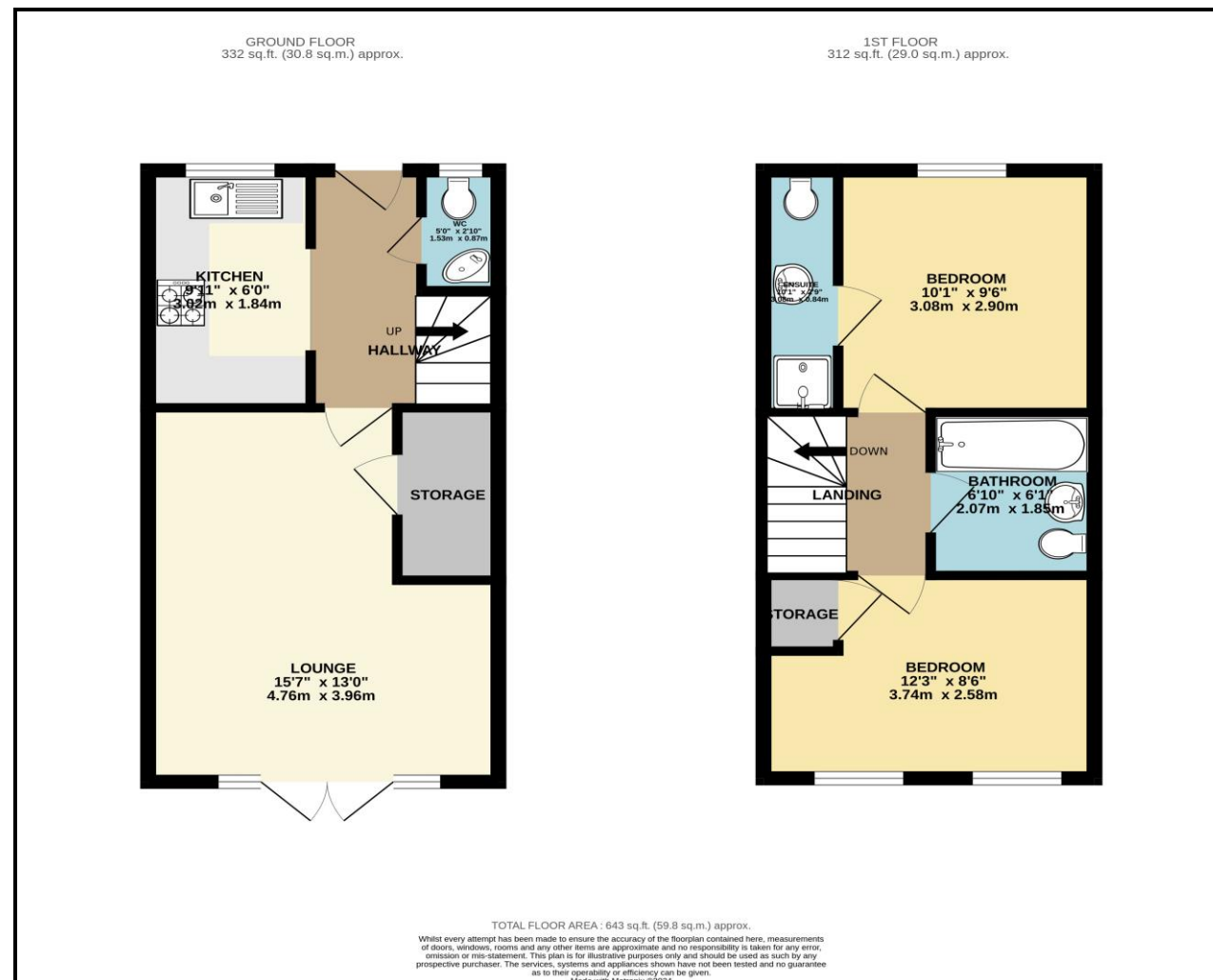


18 Birmingham Street, Oldbury, West Midlands, B69 4DS  
 T: 0121 544 4554 E: info@innovate-ea.co.uk



## Thomson Grove, Halesowen, West Midlands, B62 9JR

**Offers in Excess of £225,000**

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Innovate Estate Agents are delighted to present this TWO BEDROOM MID TERRACED PROPERTY situated in Halesowen! The property boasts of TWO ALLOCATED PARKING BAYS, EV CHARGING POINT, entrance hallway, LOUNGE, FITTED KITCHEN, guest W/C, EN-SUITE to master bedroom, family 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 Blackheath Primary School, Oldbury Academy, Causeway Green Primary School, Hurst Green Park, Rowley Regis Train Station and M5 (Junction 2/3). EPC Rating: B. Council Tax Band: B. Admin Fees May Apply.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Plascom One Ltd as Innovate Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Placom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Placom One Ltd 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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**Estate Management Charge:**

Tenure: Freehold

**Approach**

Estate Management Charge: £150 per annum

The property is approached via tarmac front driveway allowing off road parking, with ev charging point and paved pathway leading to front entrance door.

**Entrance Hallway**

Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, doors leading into guest W/C, lounge and fitted kitchen and stairs rising to first floor landing.

**Guest W/C**

5' 0" x 2' 10" (1.53m x 0.87m) Having ceiling light point, gas central heating radiator, obscure double glazed window to front elevation, low level W/C, pedestal hand wash basin with mixer tap, tiling to splash prone areas and linoleum flooring.

**Lounge**

15' 7" x 13' 0" (4.76m x 3.96m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and French doors leading to rear garden.

**Fitted Kitchen**

9' 11" x 6' 0" (3.02m x 1.84m) Having ceiling spotlights, power points, double glazed window to front elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel bowl and a half stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above, oven below and matching splash back, other integrated appliances include washing machine, dishwasher and fridge/freezer and wood effect laminate flooring.

**First Floor Landing**

Having ceiling light point, gas central heating radiator, access to loft space and doors leading into both bedrooms and family bathroom.

**Bedroom One**

10' 1" x 9' 6" (3.08m x 2.90m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and door leading into en-suite shower room.

**En-Suite**

10' 1" x 2' 9" (3.08m x 0.84m) Having ceiling light point, gas central heating radiator, suite comprises of built in shower cubicle with shower head attachment above, pedestal hand wash basin with mixer tap, low level W/C, tiling to walls and floor.

**Bedroom Two**

12' 3" x 8' 6" (3.74m x 2.58m) Having ceiling light point, power points, gas central heating radiator and double glazed windows to rear elevation.

**Family Bathroom**

6' 9" x 6' 1" (2.07m x 1.85m) Having ceiling light point, gas central heating radiator, bathroom suite comprises of panel bath with hot and cold water taps, thermostatic shower and shower head attachment above, pedestal hand wash basin with mixer tap, low level W/C, tiling to walls and floor.

**Rear Garden**

The rear of the property comprises of paved patio area laid to lawn, further decking seating area and fencing to its perimeters.