

for sale

offers in the region of **£230,000**



High Leasowes Halesowen B63 4BN

A well-presented family home in a central Halesowen location close to shops, well-respected schools and transport links. Situated in a quiet cul-de-sac, the property briefly comprises: hallway, fitted kitchen, lounge/dining room, integral garage, three good sized bedrooms, bathroom, pleasant rear garden and driveway to the front. Viewing highly recommended

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Approach

The property is approached via driveway with up and over door to garage and front door opening to hallway

Hallway

With stairs rising to first floor accommodation, wood effect flooring, central heating radiator door to garage and further doors leading to:

Kitchen

11' 11" x 6' 10" (3.63m x 2.08m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, built in oven with gas hob over, space for fridge freezer, plumbing for dishwasher, wood effect flooring, central heating radiator and double glazed bow window to front elevation

Lounge/dining Room

11' 11" max x 18' 8" (3.63m max x 5.69m)

Double glazed window to rear elevation, double glazed French doors opening to the rear garden, two central heating radiators, electric fire, coving to ceiling and wood effect flooring

First Floor Landing

With access to loft space, wood effect flooring and doors leading to:

Bedroom One

10' x 9' 11" plus wardrobes (3.05m x 3.02m plus wardrobes)

Double glazed window to front elevation, central heating radiator and fitted wardrobes

Bedroom Two

12' 5" x 9' 11" (3.78m x 3.02m)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

10' 11" max x 8' 5" (3.33m max x 2.57m)

Double glazed window to rear elevation, central heating radiator

Bathroom

Comprising: bath with mixer taps and shower over, vanity unit with wash hand basin, low level w.c, central heating radiator, spotlights to ceiling, storage cupboard and double glazed obscured window to front elevation



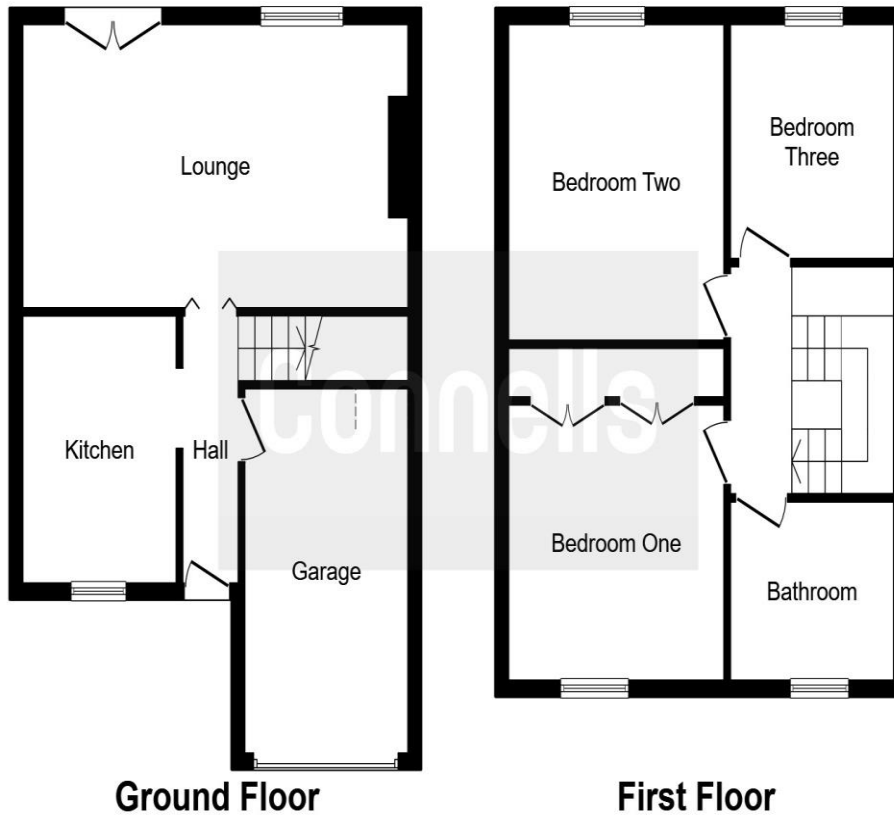
Rear Garden

A pleasant rear garden perfect for entertaining with patio area, steps to further patio with mature trees and shrubs, pathway to the rear with timber shed and fencing to borders

Integral Garage

Having up and over door, power and lighting, plumbing for washing machine and door through to hallway





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Property Ref: HSW313093 - 0003

Tenure: Freehold

EPC Rating: C

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