

for sale

offers in the region of **£180,000**



Colley Lane Halesowen B63 2UD

A deceptively spacious two bedroom home perfect for first time buyers; benefitting from secure parking to the rear and briefly comprising: lounge, downstairs w.c, kitchen, two double bedrooms, bathroom, low maintenance rear garden leading to the parking area. Conveniently located and well-presented throughout, this property must be viewed to be appreciated.

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Approach

The property has a walled fore garden with wrought iron gate opening to pathway with step to front door

Lounge

20' inc stairs x 10' 6" (6.10m inc stairs x 3.20m)

Double glazed window to front elevation, central heating radiator, stairs to first floor accommodation and door to inner hall

Inner Hall

Door to under stairs storage cupboard and downstairs w.c,

Downstairs W.C

Comprising: low level w.c, wash hand basin, central heating radiator and extractor fan

Kitchen

9' 10" x 7' 8" (3.00m x 2.34m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven with gas hob and extractor over, plumbing for washing machine, space for appliances, double glazed window to rear elevation and double glazed door opening to the rear garden



First Floor Landing

Access to loft, central heating radiator and doors leading to:

Bedroom One

11' 2" x 10' 1" max (3.40m x 3.07m max)

Double glazed window to rear elevation, central heating radiator

Bedroom Two

11' x 10' 9" (3.35m x 3.28m)

Double glazed window to front elevation, central heating radiator

Bathroom

Comprising: panelled bath with shower over, wash hand basin, low level w.c, central heating radiator and extractor fan

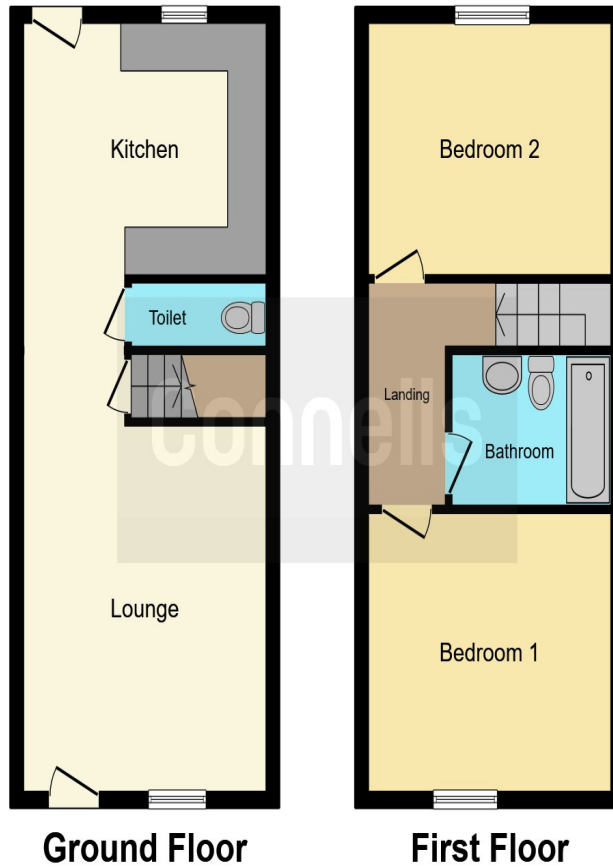
Rear Garden

Paved and pebbled patio area with raised beds, fencing to borders and steps to the rear leading to the parking area

Parking

There is gated access to the rear parking area, the vendor advised there are two allocated spaces to the rear of their property





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HSW313951 - 0007

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/HSW313951



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