

for sale

offers in the region of **£265,000**



Two Gates HALESOWEN B63 2JR

An extended three bedroom family home in a popular and convenient location close to local amenities. Well-presented throughout, this good sized property briefly comprises: porch, hallway lounge, dining room, downstairs w.c, kitchen, three bedrooms, family bathroom, garage and driveway, good sized rear garden with large shed to the rear. Viewing is essential to appreciate the accommodation on offer.

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Approach

The property has a good sized driveway with gate to rear garden, door to garage and double glazed door opening to porch

Porch

Double glazed windows and doors to front elevation, door to hallway

Hallway

Stairs to first floor accommodation, two central heating radiators, double glazed obscured window to side elevation and doors leading to:

Lounge

14' 4" max x 12' 3" max (4.37m max x 3.73m max)

Double glazed bay window to front elevation, two central heating radiators, electric fire with feature surround, coving to ceiling

Dining Room

19' 9" max x 11' 5" max (6.02m max x 3.48m max)

Wood effect flooring, central heating radiator, coving to ceiling, on two levels with a step to the lower area and double glazed patio doors to the rear garden

Kitchen

14' 4" x 9' 3" max (4.37m x 2.82m max)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, gas hob, double oven, part tiling to walls, plumbing for washing machine, central heating radiator, plumbing for dishwasher, double glazed window to rear elevation, double glazed door to rear garden

W.C

Low level w.c with wash hand basin, central heating boiler, double glazed obscured window to side elevation

First Floor Landing

Double glazed obscured window to side elevation, loft access and doors leading to:



Bedroom One

15' into bay x 11' 10" max (4.57m into bay x 3.61m max)

Double glazed bay window to front elevation, two central heating radiators

Bedroom Two

12' 7" max x 11' 7" (3.84m max x 3.53m)

Double glazed window to rear elevation, central heating radiator, wood effect flooring and far reaching views to the rear

Bedroom Three

7' 11" x 6' 6" (2.41m x 1.98m)

Double glazed window to front elevation, central heating radiator

Bathroom

Comprising: bath with mixer shower over, shower cubicle, wash hand basin, central heating radiator, double glazed obscured window to rear elevation

Rear Garden

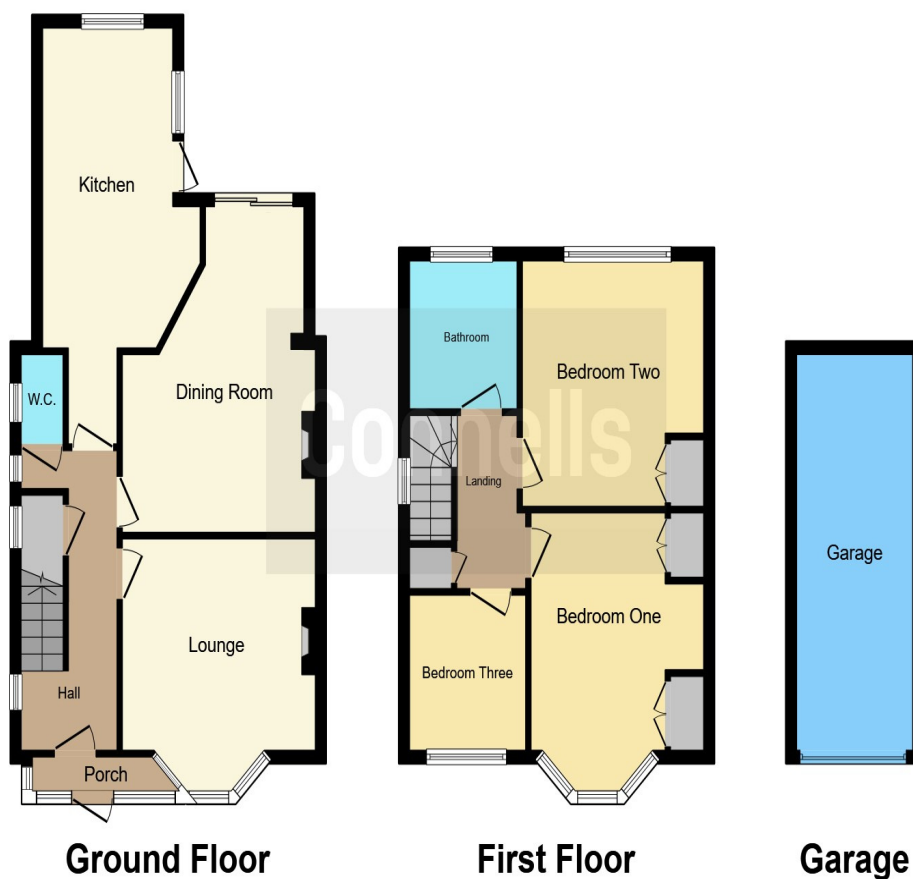
A good sized rear garden perfect for families and entertaining, patio area with gate to front access, steps to lawn with mature trees and shrubs, large shed/workshop with power and lighting

Garage

20' x 7' 6" (6.10m x 2.29m)

Door to front and inspection pit





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: HSW314932 - 0003

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/HSW314932



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