

for sale

offers over **£200,000**



## George Road Halesowen B63 4DF

A deceptively spacious three bedroom family home in the Heart of Halesowen close to transport links, shops and well respected schools. Offered for sale with NO UPWARD CHAIN, the property briefly comprises: hallway, guest w.c, breakfast kitchen, conservatory, lounge, bedroom one with en-suite, two further bedrooms to the second floor and family bathroom. Benefitting from a low maintenance garden to the rear and driveway to the front, early viewing recommended.



# George Road Halesowen B63 4DF

## Approach

The property has a driveway to the front and front door opens to hallway

## Hallway

Stairs to first floor accommodation, central heating radiator, tiled flooring doors to w.c and kitchen

## Guest W.C

Low level w.c, wash hand basin

## Breakfast Kitchen

11' 9" x 11' 2" max ( 3.58m x 3.40m max )

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, gas hob with cooker hood over, integrated oven, wood effect flooring, spot lights to ceiling, plumbing for washing machine, integrated fridge freezer, double glazed window to door to conservatory

## Conservatory

11' 9" x 7' 10" ( 3.58m x 2.39m )

Double glazed French doors to rear garden, tiled flooring, central heating radiator

## First Floor Landing

Stairs to second floor accommodation and doors leading to:

## Lounge

14' 7" x 11' 7" ( 4.45m x 3.53m )

Double glazed box window to rear elevation, central heating radiator, feature fireplace

## Bedroom One

12' 5" x 11' 9" max ( 3.78m x 3.58m max )

Double glazed doors to front elevation with Juliet Balcony, central heating radiator, fitted wardrobes, door to en-suite

## En-Suite

Comprising: shower cubicle, low level wc, wash hand basin, part tiled walls, extractor, central heating radiator





## Second Floor Landing

Central heating radiator, airing cupboard housing central heating boiler, doors leading to:

## Bedroom Two

11' 9" max x 9' 6" max ( 3.58m max x 2.90m max )

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

Agents note: Head height reduced on some areas

## Bedroom Three

11' 6" max x 9' 1" plus recess ( 3.51m max x 2.77m plus recess )

Two double glazed roof windows, central heating radiator, fitted wardrobes, door to bathroom

## Bathroom

Comprising: bath with shower over, low level w.c, wash hand basin, tiled flooring, central heating radiator, part tiled walls, doors to both bedroom three and the landing

## Rear Garden

A low maintenance rear garden perfect for entertaining with patio area, artificial lawn beyond, fencing to borders and gate to rear





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

**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW314958 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/HSW314958](http://connells.co.uk/Property/HSW314958)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

