

for sale

offers in the region of **£270,000**



Honeybourne Road HALESOWEN B63 3ET

A spacious and well-presented three/four bedroom family home on this popular estate in a central Halesowen location. Close to shops, schools and transport links, the property briefly comprises: hallway, study/bedroom four, open-plan lounge/dining room, kitchen, three good sized bedrooms to the first floor, family bathroom, rear garden, garage and driveway. The property is being sold as Freehold on completion. Viewing is highly recommended.

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Approach

The property has a block paved driveway with gate to rear access and front door opens to hallway

Hallway

Wood effect flooring, stairs to first floor accommodation and doors leading to:

Study/Bedroom Four

15' 7" x 8' 5" max (4.75m x 2.57m max)

Double glazed bow window to front elevation, central heating radiator, coving to ceiling

Lounge/Dining Room

20' 9" max x 16' 3" (6.32m max x 4.95m)

Double glazed door opens to the rear garden, double glazed window to side elevation, coving to ceiling, central heating radiator, electric fire, wood effect flooring and door to kitchen

Kitchen

8' 9" x 7' 10" (2.67m x 2.39m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, space for cooker with cooker hood over, space for fridge, double glazed window to rear elevation and double glazed door to side

First Floor Landing

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

Bedroom One

12' 9" x 12' 3" (3.89m x 3.73m)

Double glazed window to rear elevation, central heating radiator, built in wardrobes

Bedroom Two

12' x 9' (3.66m x 2.74m)

Double glazed window to front elevation, central heating radiator, cupboard



Bedroom Three

12' 9" x 8' 1" (3.89m x 2.46m)

Double glazed window to rear elevation, central heating radiator, coving to ceiling and built in wardrobes

Family Bathroom

Comprising: bath with shower over and mirrored shower screen, vanity wash hand basin, low level w.c, part tiled walls, double glazed obscured window to side elevation

Rear Garden

Paved patio with steps to lawn, timber shed, fencing to borders, mature trees and shrubs, gate to front access

Garage

Up and over door, door to hallway, power and lighting, plumbing for washing machine

Tenure

The property is currently Leasehold with a low term on the lease. The vendors are in the process of purchasing the Freehold so it will be Freehold upon completion, please ask your legal advisor for further information.





Ground Floor

First Floor

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). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315074 - 0002

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/HSW315074

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1967. 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.

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