

for sale

offers in the region of **£290,000**



Princess Crescent Halesowen B63 3QG

A deceptively spacious three bedroom semi-detached home located on a popular estate close to shops, schools and transport links. Offered for sale with NO UPWARD CHAIN, the property briefly comprises: hallway, downstairs w.c, lounge, kitchen with dining area, three good sized bedrooms, bathroom, rear garden, garage and driveway. Viewing highly recommended to appreciate the accommodation on offer

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Approach

The property has a driveway to the front with electric garage door, steps to front door and gate to side access

Hallway

Storage heater, stairs to first floor and doors leading to:

W.C

Low level w.c, wash hand basin, part tiling to walls and double glazed obscured window to front elevation

Lounge

11' 1" x 15' 11" (3.38m x 4.85m)

Double glazed French doors to rear garden, storage heater, gas fire with surround, door to kitchen

Kitchen

15' 8" x 8' (4.78m x 2.44m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, double oven, storage heater, double glazed window to rear elevation, double glazed window and door to side elevation, archway to dining area

Dining Area

9' 6" x 7' 10" (2.90m x 2.39m)

Double glazed window to side elevation, electric heater.

Agents note: head height is restricted in some areas

First Floor Landing

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

Bedroom One

12' 10" x 11' (3.91m x 3.35m)

Double glazed window to rear elevation, coving to ceiling, storage heater



Bedroom Two

12' 10" x 7' 11" (3.91m x 2.41m)

Double glaze window to rear elevation, storage heater, coving to ceiling

Bedroom Three

12' 1" x 11' max (3.68m x 3.35m max)

Double glazed window to front elevation with far reaching views, coving to ceiling

Bathroom

Comprising: 'P' shaped bath with shower over, wash hand basin, low level w.c, heated towel rail, double glazed obscured window to front elevation

Rear Garden

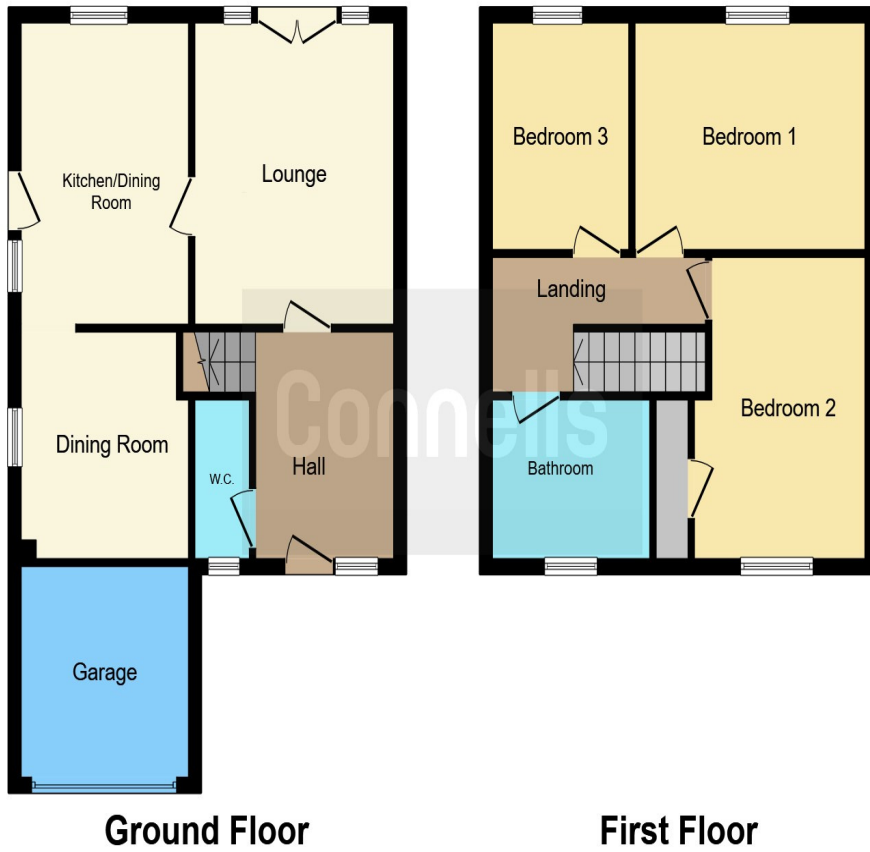
Patio area with pathway to the side to gated front access, tiered garden with mature trees and shrubs, fencing to borders

Garage

Electric up and over door, power and lighting.

Agents note: Head height is restricted towards the rear.





Ground Floor

First Floor

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Property Ref: HSW314982 - 0002

Tenure: Freehold

EPC Rating: D

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