

for sale

offers in the region of **£250,000**



Fatherless Barn Crescent Halesowen B63 2ET

Renovated by the current owners, this beautiful three bedroom semi-detached property is situated in a popular location close to shops and schools. Perfect for families the property briefly comprises: hallway, lounge, re-fitted breakfast kitchen, side lobby with w.c, storage and utility, three good sized bedrooms, family bathroom and pleasant rear garden with summerhouse. Viewing is essential to appreciate the accommodation on offer

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Approach

The property has a pebbled frontage with door to side lobby and front door opens to hallway

Hallway

Tiled flooring, stairs to first floor accommodation, cloaks storage, central heating radiator and doors leading to:

Lounge

11' 11" max x 15' 5" into bay (3.63m max x 4.70m into bay)
Double glazed bay window to front elevation, central heating radiator

Re-Fitted Breakfast Kitchen

19' 1" x 10' 1" (5.82m x 3.07m)
Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, five ring gas hob with extractor over, integrated oven and microwave, space for American fridge freezer, central Island with storage and breakfast bar, integrated dishwasher, part tiling to walls, spot lights to ceiling, tiled flooring, double glazed patio doors opening to the patio, double glazed windows to side and rear elevation, storage cupboard and door opening to inner lobby

Inner Lobby

Door to front and double glazed door to rear garden, doors open to w.c, utility and store room

Wc

Low level w.c

Utility

Plumbing for washing machine

Store Room

Double glazed window to front elevation

First Floor Landing

Double glazed window to side elevation, central heating radiator, loft access, storage cupboard and doors leading to:



Bedroom One

12' x 9' 7" plus recess (3.66m x 2.92m plus recess)

Double glazed window to front elevation, central heating radiator

Bedroom Two

11' 2" x 10' 7" max (3.40m x 3.23m max)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

8' 7" x 8' 1" (2.62m x 2.46m)

Double glazed window to front elevation, central heating radiator

Agents note: stair bulkhead reduces floor area

Bathroom

Comprising: bath with shower over, vanity wash hand basin, low level w.c, heated towel rail, tiled walls and double glazed obscured window to rear elevation

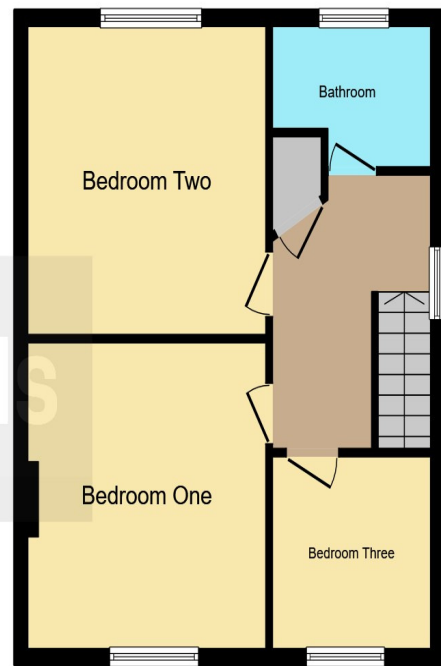
Rear Garden

A lovely rear garden perfect for entertaining with patio area and steps to pathway with artificial lawn, fencing to borders, outside tap and doors to timber summer house with power and lighting





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

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Property Ref: HSW315199 - 0002

Tenure: Freehold

EPC Rating: Awaited

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