

for sale

offers in the region of **£280,000**



Acorn Road HALESOWEN B62 8LN

An extended three bedroom family home is a popular and convenient location. Benefitting from stunning far reaching views to the rear, the property briefly comprises: reception hallway, study, large re-fitted breakfast kitchen, lounge with log burner, three good sized bedrooms, family bathroom, rear garden and off road parking to the front. Viewing is highly recommended to appreciate the accommodation on offer.

Acorn Road HALESOWEN B62 8LN

Approach

The property has a driveway to the front with front door opening to reception hall

Reception Hall

A great sized reception hall which could be used as a reception room. Door opens to study, stairs to first floor accommodation, storage cupboard, wood effect flooring, central heating radiator, door to kitchen

Study

17' 7" max x 8' (5.36m max x 2.44m)

Double glazed window to front elevation, central heating radiator,

Agents note: head height reduced at the rear

Re-Fitted Dining Kitchen

16' 2" x 17' 6" (4.93m x 5.33m)

A beautiful re-fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, space for range cooker with cooker hood over, part tiling to walls, integrated fridge, spot lights to ceiling, central Island with storage and breakfast bar, integrated dishwasher, integrated tumble dryer, integrated freezer, two double glazed windows to side elevation, space for table and chairs, wood effect flooring, doors open to lounge

Lounge

16' 3" x 11' 11" (4.95m x 3.63m)

Double glazed window to rear elevation, double glazed doors to rear with views of the beautiful views and garden, log burner, wood effect flooring, spot lights to ceiling

First Floor Landing

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



Bedroom One

13' 7" x 9' 7" (4.14m x 2.92m)

Double glazed window to rear elevation with far reaching views, central heating radiator, spot lights to ceiling

Bedroom Two

12' max x 9' 7" max (3.66m max x 2.92m max)

Double glazed window to front elevation, central heating radiator

Bedroom Three

13' 3" x 7' 8" (4.04m x 2.34m)

Double glazed window to rear elevation with far reaching views, central heating radiator

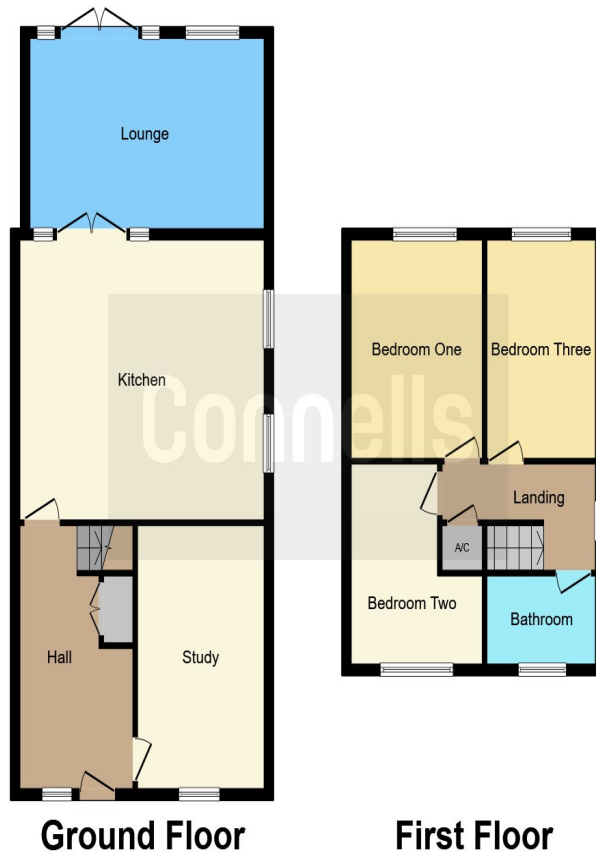
Family Bathroom

Comprising: shower cubicle, low level w.c, wash hand basin, central heating radiator, tiling to walls and floor, spot lights to ceiling, double glazed obscured window to front elevation

Rear Garden

A beautiful rear garden perfect for families and entertaining with patio area and feature glass balustrades to enjoy the far reaching views towards Clent and beyond. Steps lead to lawned area with fencing and walls to border, gate to rear to Coombeswood natural area, gate to side giving access to the front, outside tap and timber shed.





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: HSW315125 - 0005

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/HSW315125



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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk