

for sale

offers in the region of **£220,000**



Hammersley Close Halesowen B63 2LG

A stunning property occupying a corner position on a popular development ideal for first time buyers. Beautifully presented throughout, the property briefly comprises: hallway, lounge, conservatory, re-fitted kitchen, two bedrooms, bathroom, pleasant rear garden and off road parking to the front. Conveniently located, this property must be viewed to be appreciated.

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Approach

The property has a lawn to the front with pathway leading to the front door, driveway to the side, gate to rear access and front door opens to hallway

Hallway

Central heating radiator, stairs to first floor accommodation, Karndean flooring and door to lounge

Lounge

11' 5" x 14' 7" (3.48m x 4.45m)

Double glazed French doors to conservatory, Karndean wood flooring, two central heating radiators, spot lights to ceiling, electric fire with feature surround

Conservatory

9' 2" x 9' 1" (2.79m x 2.77m)

Double glaze windows to rear and side elevation, Tiled roof, Karndean wood flooring, double glazed door to rear garden, spot lights to ceiling,

Re-Fitted Kitchen

10' 8" max x 4' 9" max (3.25m max x 1.45m max)

Re-fitted with a range of wall and base units with work surfaces over, sink and drainer, part tiling to walls, integrated fridge freezer, double oven, electric hob with cooker hood over, integrated dishwasher, integrated washer/dryer, spot lights to ceiling, central heating radiator, built in microwave, double glazed window to front elevation, Karndean wood flooring.

First Floor Landing

Double glazed window to side elevation, loft access with ladder, doors leading to:

Bedroom One

11' 5" x 9' 6" plus wardrobes (3.48m x 2.90m plus wardrobes)

Double glazed window to front elevation, central heating radiator, range of fitted wardrobes with over bed storage.

Bedroom Two

6' 9" x 11' 6" (2.06m x 3.51m)

Double glazed window to rear elevation, central heating radiator



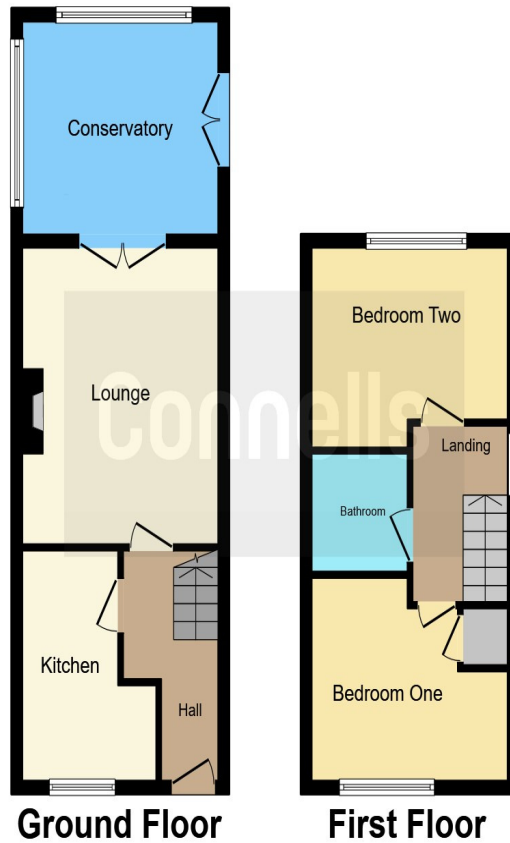
Bathroom

Comprising: Panelled bath with shower over, wash hand basin, low level w.c, central heating radiator,

Rear Garden

A pleasant rear garden perfect for entertaining with composite decking to the side area and gate to front, paved patio with raised beds and fencing to borders





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

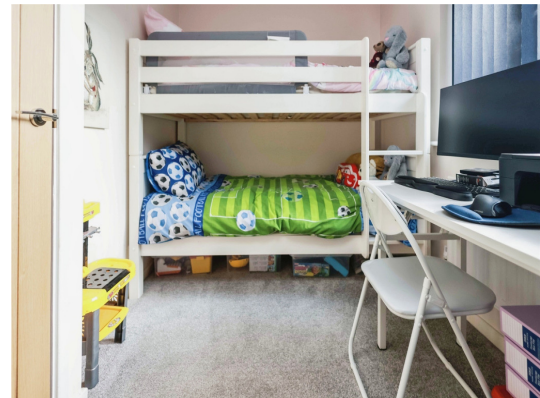
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW314887 - 0004

Tenure: Freehold

EPC Rating: Awaited

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