

for sale

offers in the region of **£150,000**



Stour Court Dudley Road HALESOWEN B63 3LJ

A fantastic property for first time buyers, this two bedroom home is well-presented and tucked away in a convenient and pretty location. Offered for sale with NO UPWARD CHAIN, the property briefly comprises: hallway, lounge, kitchen, downstairs w.c, two bedrooms, en-suite shower room, pleasant courtyard garden as well as access to well-kept communal grounds and off road parking. Viewing highly recommended.

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Approach

The property is situated to the rear of the development with lovely views over the river and well-kept communal grounds. The property benefits from a driveway to the front and further visitor spaces and pathway leads to front door with lawn to the side and door opening to hallway

Hallway

Stairs to first floor accommodation, central heating radiator and door leading to:

Lounge

13' 8" x 10' 4" plus bay (4.17m x 3.15m plus bay)

Double glazed bay window to front elevation, central heating radiator, electric fire with surrounding fireplace, under stairs cupboard and door to inner hall

Inner Hall

Double glazed door opening to the rear garden, door to w.c and door to kitchen

Kitchen

8' 11" x 6' 8" (2.72m x 2.03m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, central heating boiler, part tiling to walls, central heating radiator, plumbing for washing machine, space for fridge freezer, spotlights to ceiling, double glazed window to rear elevation

W.C

Low level w.c, wash hand basin, central heating radiator, double glazed obscured window to rear elevation and spot lights to ceiling

First Floor Landing

Double glazed window to rear elevation and doors leading to:

Bedroom One

11' 10" plus wardrobe x 9' 7" plus wardrobe (3.61m plus wardrobe x 2.92m plus wardrobe)

Double glazed window to front elevation, central heating radiator, fitted wardrobes, door to storage cupboard, access to boarded loft with pull down ladder and door to en-suite



En-Suite

Comprising: shower cubicle, vanity unit with wash hand basin and low level w.c, double glazed obscured window to front elevation

Bedroom Two

7' 6" x 6' 7" plus recess (2.29m x 2.01m plus recess)

Double glazed window to rear elevation, central heating radiator and spot lights to ceiling

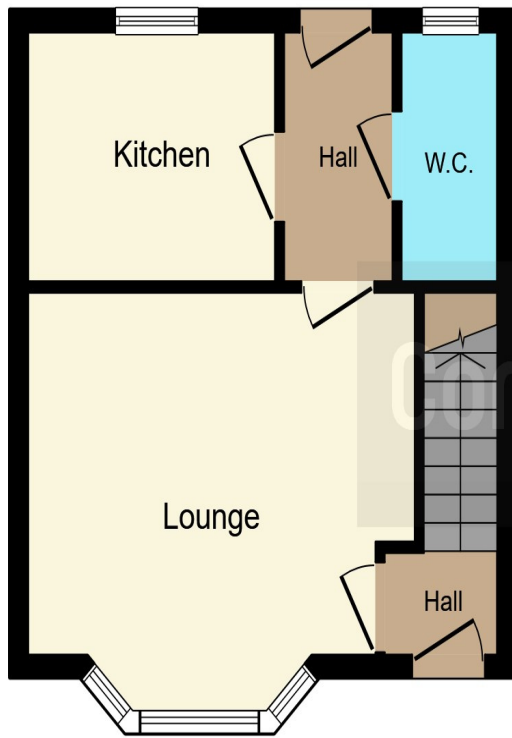
Rear Garden

A pleasant low maintenance private rear garden with patio area and fencing to borders

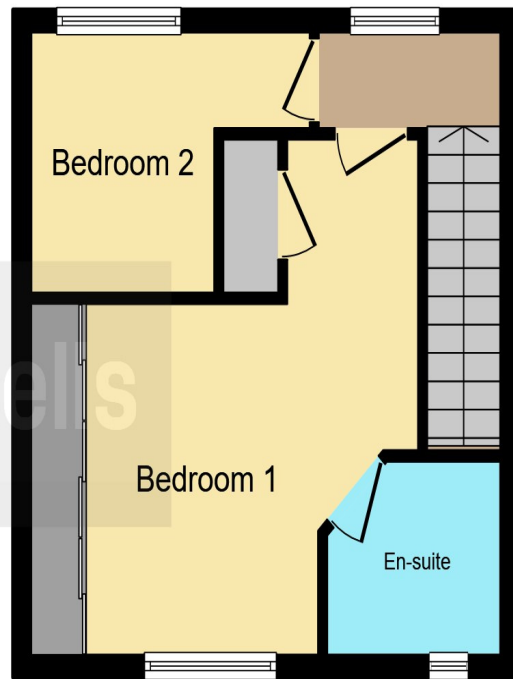
Communal Grounds

There are well-kept communal grounds to the side and front of the property. There is a bridge to cross the river for residents only, a beautiful wooded area surrounds the grounds. The river stour will appear on the local searches, your conveyancer will be able to give you further information.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315234 - 0002

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/HSW315234

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 2007. 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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