

for sale

offers over **£240,000**



Hurst Green Road Halesowen B62 9QU

Conveniently located close to shops, schools and transport links, this fantastic family home benefits from three good sized bedrooms and is offered for sale with NO UPWARD CHAIN. Briefly comprising: hallway, lounge, dining room, kitchen, downstairs w.c, three bedrooms, re-fitted bathroom, pleasant rear garden and garage with driveway. Benefitting from recently fitted carpets, viewing is highly recommended

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Approach

The property has a driveway with a pebbled frontage to the side, up and over door to garage and door opens to hallway

Hallway

Central heating radiator, stairs to first floor accommodation and doors leading to:

Kitchen

14' 6" x 7' 6" max (4.42m x 2.29m max)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, part tiling to walls, plumbing for washing machine, central heating radiator, double glazed window to rear elevation, tiled flooring, double glazed door to rear garden

Rear Storm Porch

Useful storage cupboard

Lounge

17' 9" x 10' 5" (5.41m x 3.17m)

Double glazed bow window to front elevation, central heating

radiator, coving to ceiling, electric fire with surround, re-fitted carpet

Dining Room

10' 11" x 10' 7" (3.33m x 3.23m)

Door to kitchen. central heating radiator, re-fitted carpet and leading through to lounge

W.C

Sani-flow low level w.c

First Floor Landing

Double glazed obscured window to side elevation, airing cupboard housing serviced central heating boiler, access to loft space and doors leading to:

Bedroom One

15' 9" Plus wardrobe x 9' 10" (4.80m Plus wardrobe x 3.00m)

Double glazed window to front elevation, central heating radiator, coving to ceiling and built in wardrobes



Bedroom Two

12' 4" plus wardrobe x 10' 11" (3.76m plus wardrobe x 3.33m)

Double glazed window to rear elevation, central heating radiator, built in wardrobes

Bedroom Three

12' 2" x 7' 8" max (3.71m x 2.34m max)

Double glazed window to front elevation, central heating radiator

Re-Fitted Bathroom

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

Rear Garden

A pleasant rear garden with patio area, lawn beyond, mature trees and shrubs, fencing to borders, door to garage

Garage

20' 1" x 8' 4" (6.12m x 2.54m)

Up and over door, window to rear elevation, double glazed door to rear garden





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

To view this property please contact Connells on

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Property Ref: HSW315281 - 0003

Tenure: Freehold

EPC Rating: C

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