

for sale

offers in the region of **£200,000**



Albert Road Halesowen B63 4SW

An extended two bedroom home in a central Halesowen location close to shops, schools and transport links. Briefly comprising: Hallway, through lounge/dining room, kitchen/breakfast room, downstairs w.c, two bedrooms, bathroom, pleasant rear garden and driveway to the front. Offered for sale with NO UPWARD CHAIN.

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Approach

The property has a driveway to the front with shared pathway to rear access and storm porch to the front with door opening to hallway

Hallway

Central heating radiator, stairs to first floor accommodation and double doors to lounge

Lounge/Dining Room

14' 10" max x 22' 7" max (4.52m max x 6.88m max)

Double glazed bow window to front elevation, two central heating radiators, wood effect flooring, fireplace, double glazed obscured window to side elevation, double glazed French doors to breakfast room and door to w.c

W.C

Comprising: low level w.c, vanity wash hand basin, part tiling to walls

Kitchen/Breakfast Room

12' 7" max x 12' 1" max (3.84m max x 3.68m max)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated oven, electric hob with cooker hood over, space for fridge freezer, part tiling to walls, cupboard housing central heating boiler, plumbing for washing machine, central heating radiator, double glazed French doors to rear garden

First Floor Landing

Double glazed obscured window to side elevation and doors leading to:

Bedroom One

13' 9" plus wardrobes x 10' 11" (4.19m plus wardrobes x 3.33m)

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

Bedroom Two

11' 6" x 6' 5" plus wardrobes (3.51m x 1.96m plus wardrobes)

Double glazed window to rear elevation, central heating radiator and access to loft space



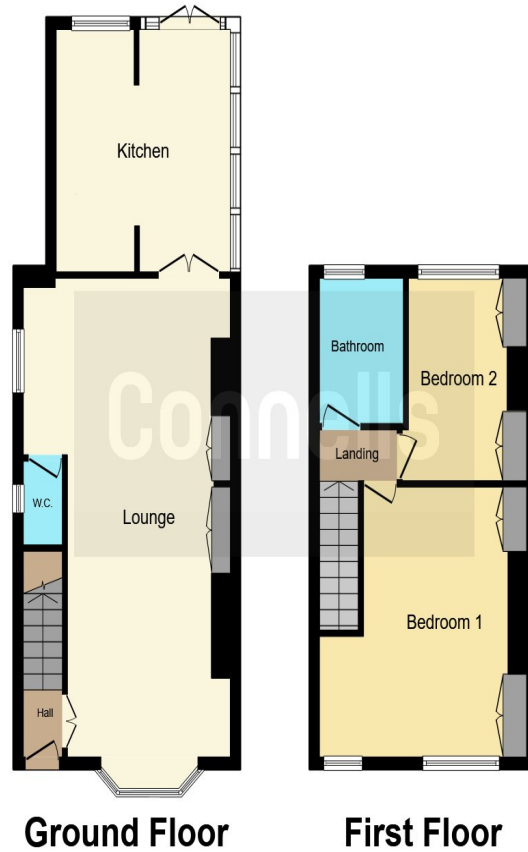
Bathroom

Comprising: corner bath, low level w.c, wash hand basin, central heating radiator, double glaze obscured window to rear elevation

Rear Garden

A pleasant rear garden with patio area, gate to front access, lawn with pathway to rear, fish pond, outside tap, pergola with mature trees and plants, timber summerhouse





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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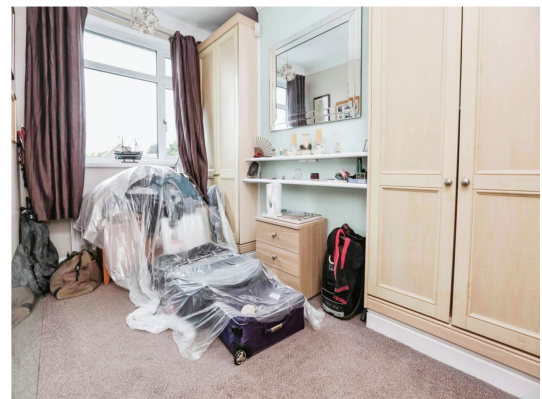
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW314810 - 0003

Tenure: Freehold

EPC Rating: D

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