

for sale

offers in the region of **£215,000**



Clent View Road Birmingham B32 4LW

Do not miss out on this three bedroom family home in a convenient and popular location offered for sale with NO UPWARD CHAIN. In need of some updating, the property benefits from three good sized bedrooms, large bathroom and separate shower room, open plan lounge/dining room, kitchen, rear garden, integral garage and driveway. Early viewing recommended.

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Approach

The property has a block paved driveway to the front with up and over door to garage and front door opens to hallway

Hallway

Stairs to first floor accommodation, central heating radiator and double doors to lounge

Lounge/Dining Room

18' 10" x 10' 3" (5.74m x 3.12m)

Double glazed patio doors to rear garden, two central heating radiators, wood effect flooring, door to kitchen

Kitchen

11' 4" x 7' 8" (3.45m x 2.34m)

In need of updating, there are wall and base units with work surfaces over, one and half bowl sink and drainer, space for cooker, double glazed window to rear elevation, double glazed door to rear garden

First Floor Landing

Access to loft space and doors leading to:

Bedroom One

12' x 10' 3" (3.66m x 3.12m)

Double glazed doors open to the Juliet balcony with far reaching views, spot lights to ceiling, two central heating radiators, wood effect flooring

Bedroom Two

11' x 7' 10" (3.35m x 2.39m)

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

Bedroom Three

8' 6" x 7' 10" (2.59m x 2.39m)

Double glazed bow window to front elevation, central heating radiator, cupboard housing central heating boiler

Bathroom

Comprising: whirlpool bath, wash hand basin, heated towel rail, low level w.c, spot lights to ceiling, tiled flooring, double glazed bow window to front elevation



Shower Room

Tiling to walls and shower cubicle

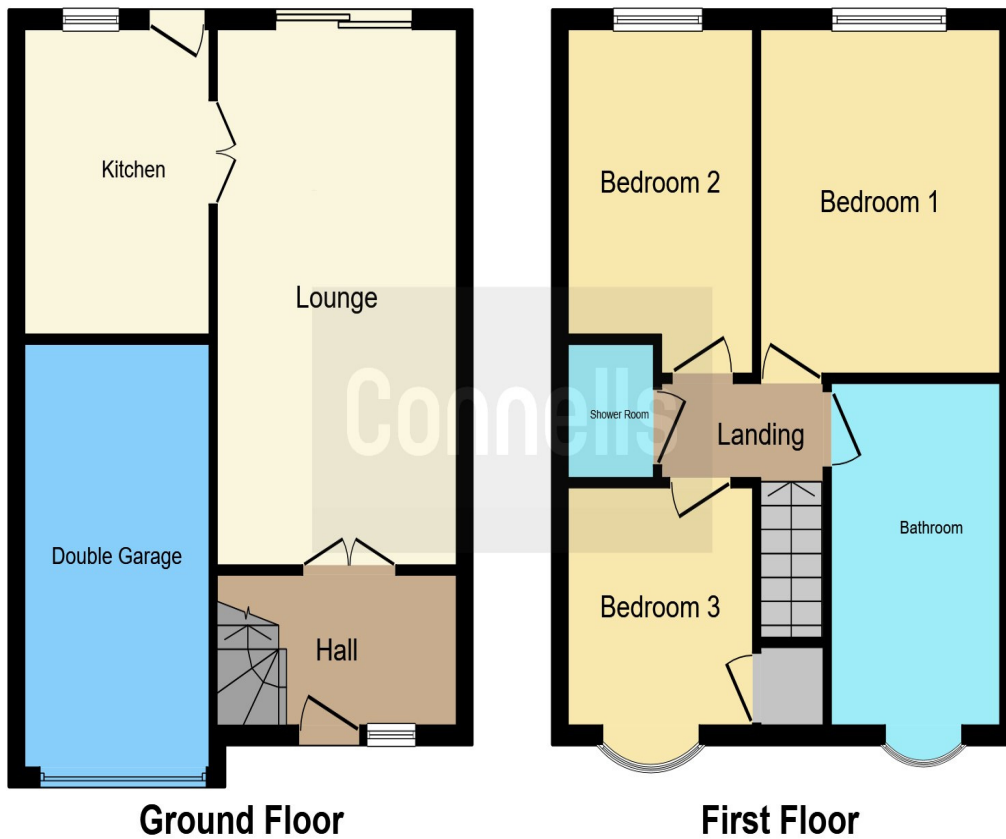
Rear Garden

A pleasant rear garden perfect for families and entertaining with decked patio with lawns beyond, mature trees and shrubs and fencing to borders

Garage

Up and over door to front





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

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315295 - 0002

Tenure: Freehold

EPC Rating: C

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