

for sale

offers in the region of **£220,000**



## Park Lane Halesowen B63 2NT

A well-presented and much improved three bedroom semi-detached home in a convenient location close to shops, schools and transport links. Briefly comprising: hallway, lounge, re-fitted kitchen/dining room, three bedrooms, re-fitted bathroom and a beautiful rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

# Park Lane Halesowen B63 2NT

## Approach

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

## Hallway

Stairs to first floor accommodation, central heating radiator, storage cupboard and door leading to lounge

## Lounge

14' 9" max x 12' 2" ( 4.50m max x 3.71m )

Double glazed bow window to front elevation, central heating radiator, wood effect flooring and door to kitchen

## Re-Fitted Kitchen/Dining Room

20' 9" x 7' 7" ( 6.32m x 2.31m )

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, part tiling to walls, integrated oven with gas hob and cooker hood over, integrated washing machine, integrated fridge freezer, cupboard housing central heating boiler, space for table and chairs, tiled flooring, integrated tumble dryer, spot lights to ceiling, two double glazed windows to rear elevation and double glazed to opens to the rear garden

## First Floor Landing

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

## Bedroom One

11' 6" max x 11' 6" max ( 3.51m max x 3.51m max )

Two double glazed windows to rear elevation, central heating radiator

## Bedroom Two

12' max x 9' 9" ( 3.66m max x 2.97m )

Double glazed window to front elevation, central heating radiator

## Bedroom Three

9' 8" max x 8' 11" max ( 2.95m max x 2.72m max )

Double glazed window to front elevation, central heating radiator

## Re-Fitted Bathroom

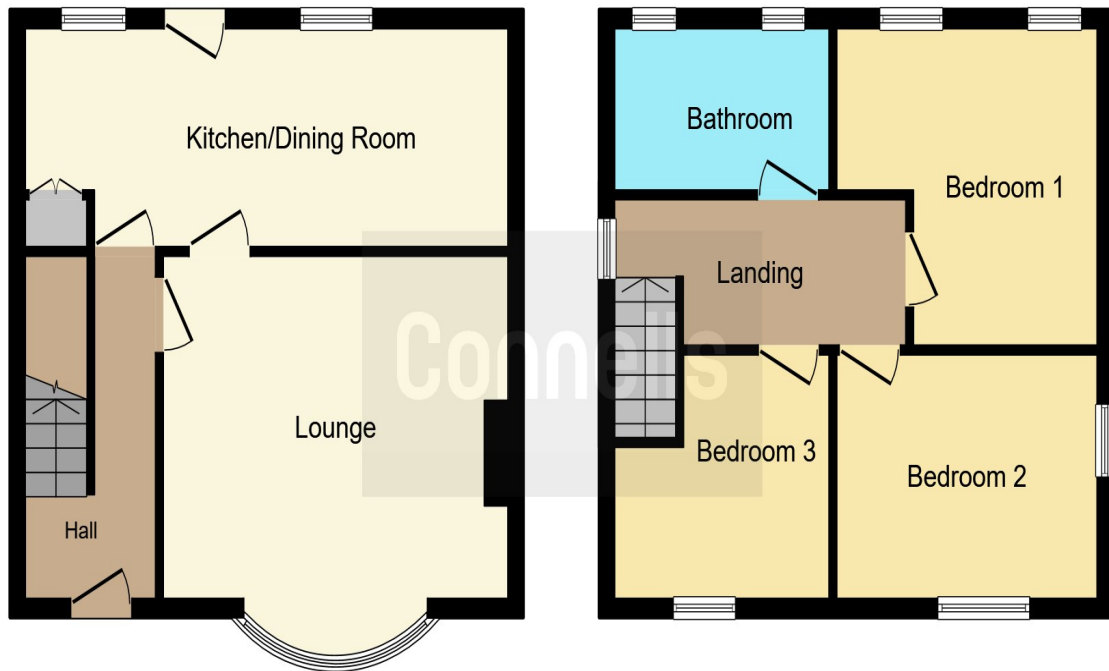
A lovely re-fitted bathroom comprising: 'P' shaped bath with shower over, low level w.c, vanity wash hand basin, light up vanity mirror, heated towel rail, spot lights to ceiling, part tiling to walls, tiled flooring, extractor and two double glazed obscured windows to rear elevation



## Rear Garden

A beautiful rear garden with patio area, gate to front access, lawns beyond with raised beds, mature plants and shrubs, steps to decked area with feature pergola, timber shed with power used as a bar area.





**Ground Floor**

**First Floor**

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Property Ref: HSW313692 - 0004

**Tenure:** Freehold

**EPC Rating:** C

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