

for sale

offers in the region of **£265,000**



## Apperley Way Halesowen B63 2PN

A fantastic family home in a popular and convenient location close to shops and transport links. Briefly comprising; Porch, hallway, guest w.c, lounge, dining room, kitchen, study/playroom, three good size bedrooms, bathroom, rear garden and driveway. Viewing is highly recommended.



# Apperley Way Halesowen B63 2PN

## Approach

The property has a block paved driveway to the front with side access and front door opens to porch

## Porch

Double glazed windows to front elevation and obscured windows into hallway, door opening to hallway.

## Hallway

Central heating radiator, under stairs storage, door to w.c, door to lounge, stairs leading to the first floor.

## Guest W.C.

Low level w.c, pedestal wash hand basin, part tiling to walls, central heating radiator, obscured double glazed windows to side elevation.

## Lounge

17' 2" max x 15' 10" max ( 5.23m max x 4.83m max )

Wood effect flooring, central heating radiator, fireplace with electric fire, coving to ceiling, double glazed window to side

elevation, door leading to dining room, door leading to kitchen.

## Dining Room

8' 10" x 8' 3" max ( 2.69m x 2.51m max )

Wood effect flooring, coving to ceiling, double glazed double doors to rear garden, central heating radiator.

## Study/Playroom

8' 3" max x 11' 3" max ( 2.51m max x 3.43m max )

Wall and base unit with sink, cupboard housing central heating boiler, central heating radiator, double glazed window to front elevation.

## Kitchen

16' 10" max x 6' 11" max ( 5.13m max x 2.11m max )

A range of wall and base units, part tiling to walls, tiled flooring, plumbing for washing machine, integrated fridge freezer, integrated oven, integrated dishwasher, gas hob with cooker hood over, one and a half bowl sink and drainer, coving to ceiling, double glazed window to rear elevation, door leading to:

## Side Vestibule

3' x 18' 8" ( 0.91m x 5.69m )

Doors leading to rear elevation and front elevation, wall units and space for appliances.





## First Floor Landing

Access to loft and doors leading to;

### Bedroom One

10' 6" x 10' 2" ( 3.20m x 3.10m )

Double glazed window to rear elevation, central heating radiator, coving to ceiling.

### Bedroom Two

8' 2" x 11' 8" ( 2.49m x 3.56m )

Double glazed window to front elevation, central heating radiator, coving to ceiling.

### Bedroom Three

6' 5" x 10' 3" ( 1.96m x 3.12m )

Double glazed window to rear elevation, central heating radiator, coving to ceiling.

## Bathroom

Low level w.c, bath, shower cubicle, pedestal wash hand basin, obscured double glazed window to front elevation, central heating radiator, vanity cabinet.

## Rear Garden

A pleasant rear garden perfect for entertaining, patio area and steps leading up to decking area and patio space, timber shed, fencing to borders, access to outside electrics.





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10 Hagley Road  
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Property Ref: HSW315292 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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