

for sale

offers in the region of **£275,000**



Hambleton Road Halesowen B63 1HH

A fantastic opportunity to purchase a lovely three bedroom home on the popular Squirrels Estate. Comprising: porch, lounge, dining kitchen, conservatory, three good sized bedrooms, bathroom, pleasant rear garden, garage & driveway. Offered for sale with NO UPWARD CHAIN

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Approach

The property is approached via block paved driveway giving access to garage with double glazed door giving access to porch

Porch

Having tiled flooring with part wood panelling to walls and door to lounge

Lounge

15' 1" x 10' 10" (4.60m x 3.30m)

Double glazed window to front elevation, central heating radiator, gas fire with brick surround, door to stairs and door to dining kitchen

Re-Fitted Dining Kitchen

18' 7" x 8' 8" (5.66m x 2.64m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, complimentary splash back tiling, gas hob with extractor over, built in dishwasher, integrated fridge and freezer, coving to ceiling, double glazed window to rear elevation, space for table and chairs and double glazed patio doors to conservatory

Conservatory

9' 8" x 7' (2.95m x 2.13m)

Brick and UPVC construction, double glazed windows to rear and side elevation, tiled flooring and door to rear garden

First Floor Landing

Having airing cupboard, loft access and doors leading to:

Bedroom One

12' to wardrobes x 10' (3.66m to wardrobes x 3.05m)

Double glazed window to front elevation, central heating radiator and fitted wardrobes

Bedroom Two

10' x 9' 4" to wardrobes (3.05m x 2.84m to wardrobes)

Double glazed window to rear elevation, central heating radiator and fitted wardrobes

Bedroom Three

8' 8" x 8' 6" (2.64m x 2.59m)

Double glazed window to front elevation, central heating radiator



Bathroom

Comprising bath, low level w.c, shower cubicle, pedestal wash hand basin, part tiling to walls and two double glazed obscured windows to rear elevation

Rear Garden

A pretty rear garden with patio area, shed, pathway to gated rear access, steps to further patio with feature pergola, mature trees and shrubs and fencing to borders

Garage

Having up and over door, power and lighting. Block paved driveway to the front providing additional off road parking





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: HSW315333 - 0003

Tenure: Freehold

EPC Rating: C

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