

for sale

offers in the region of **£300,000**



## Kempsey Close Halesowen B63 4DR

Situated in a central Halesowen location close to shops, well-respected schools and transport links, this delightful family home is offered for sale with NO UPWARD CHAIN. Briefly comprising: hallway, through lounge/dining room, fitted kitchen, three bedrooms, bathroom, garage with utility area, pleasant rear garden and driveway to the front. Viewing highly recommended.



# Kempsey Close Halesowen B63 4DR

## Approach

The property had a block paved driveway with planted area, door opens to hallway

## Hallway

Double glazed obscured window to front elevation, wood effect flooring, under stairs cupboard, central heating radiator, stairs to first floor accommodation

## Lounge/Dining Room

20' 10" x 11' 1" max ( 6.35m x 3.38m max )

Double glazed bow window to front elevation, two central heating radiators, gas fire with surround, coving to ceiling, double glazed French doors to rear garden

## Fitted Kitchen

13' 2" max x 9' 2" ( 4.01m max x 2.79m )

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, double oven, electric hob with extractor over, part tiling to walls, plumbing for washing machine, double glazed window to rear elevation, door to garage

## First Floor Accommodation

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

### Bedroom One

10' 7" x 10' 10" ( 3.23m x 3.30m )

Double glazed window to rear elevation, central heating radiator, wood effect flooring, coving to ceiling, wardrobes

### Bedroom Two

10' 3" x 9' 10" ( 3.12m x 3.00m )

Double glazed window to front elevation, central heating radiator, coving to ceiling, wood effect flooring

### Bedroom Three

6' 11" x 6' 10" max ( 2.11m x 2.08m max )

Double glazed window to front elevation, central heating radiator, wood effect flooring





## Bathroom

Comprising: panelled bath, low level w.c, wash hand basin, airing cupboard housing central heating boiler, heated towel rail and double glazed obscured window to rear elevation

## Rear Garden

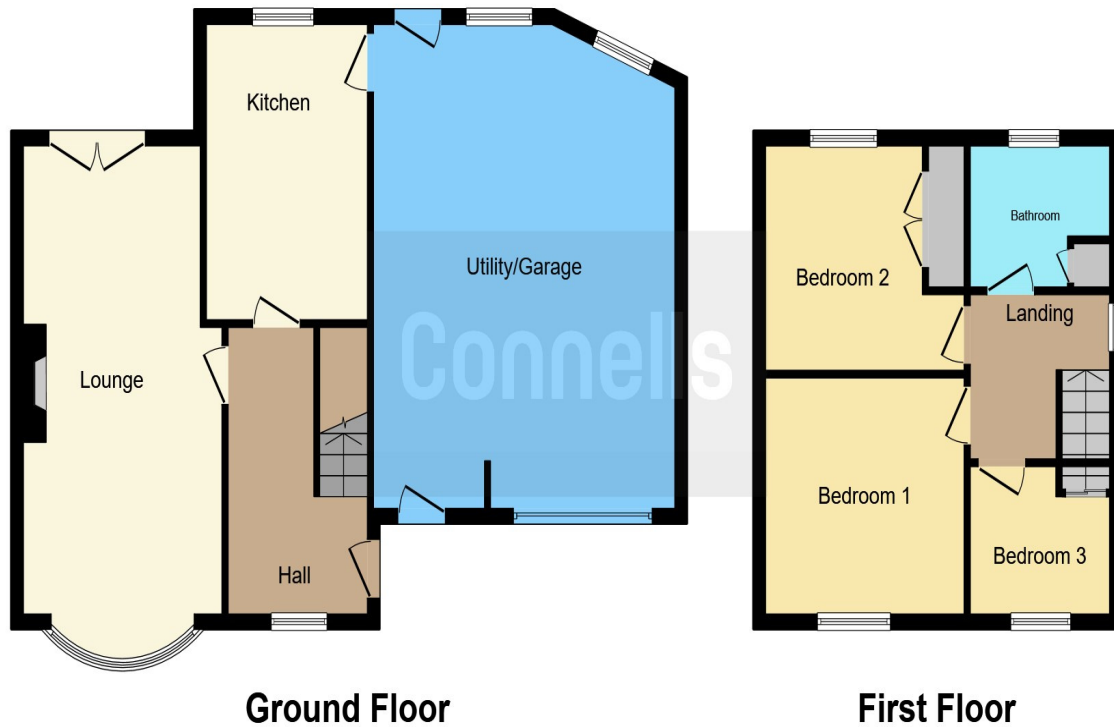
A pleasant rear garden with block paved patio area, steps down to further patio, lawn, mature plants and shrubs, fencing and conifers to borders.

## Garage/Utility Area

18' max x 16' 8" max ( 5.49m max x 5.08m max )

Double glazed door to front and electric up and over door, tiled flooring, wall and base units with space for appliances, double glazed door to rear garden, door to kitchen and two double glazed windows to rear elevation





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](http://www.focalagent.com)

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**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315321 - 0005

**Tenure:** Freehold

**EPC Rating:** D

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