

for sale

offers in the region of **£225,000**



## The Thatchers HALESOWEN B62 9DB

A fantastic purchase for first time buyers, this well-presented two bedroom home is offered for sale with NO UPWARD CHAIN. Briefly comprising: hallway, kitchen, guest w.c, lounge/dining room, two bedrooms both with en-suites. pleasant rear garden and allocated parking. Situated in a convenient and popular cul-de-sac location this property must be viewed to be appreciated.

# The Thatchers HALESOWEN B62 9DB

## Approach

The property has allocated parking to the front and pathway leads to the front door which opens to hallway

## Hallway

Central heating radiator, wood effect flooring, storage cupboard, doors to:

## Guest W.C

Comprising: wash hand basin, low level w.c,

## Kitchen

10' 1" x 6' 3" ( 3.07m x 1.91m )

Fitted with a range of wall and base units with work surfaces over, integrated oven, gas hob with extractor over, space for fridge freezer, sink and drainer, double glazed window to front elevation

## Lounge

17' 5" x 12' 7" inc stairs ( 5.31m x 3.84m inc stairs )

Double glazed French doors to rear garden, two central heating radiators, wood effect flooring, stairs to first floor accommodation, electric fire with surrounding fireplace

## First Floor Landing

Access to loft space and doors leading to:

## Bedroom One

12' 9" x 8' 4" ( 3.89m x 2.54m )

Double glazed window to front elevation, central heating radiator, door to en-suite

## En-Suite

Bath with shower over, part tiling to walls, vanity wash hand basin, central heating radiator, low level w.c, extractor

## Bedroom Two

10' 5" to wardrobes x 9' 4" plus recess ( 3.17m to wardrobes x 2.84m plus recess )

Double glazed window to rear elevation, central heating radiator, built in storage cupboard and door to en-suite



## En-Suite

Comprising: shower cubicle, vanity wash hand basin, low level w.c, central heating radiator, wood effect flooring

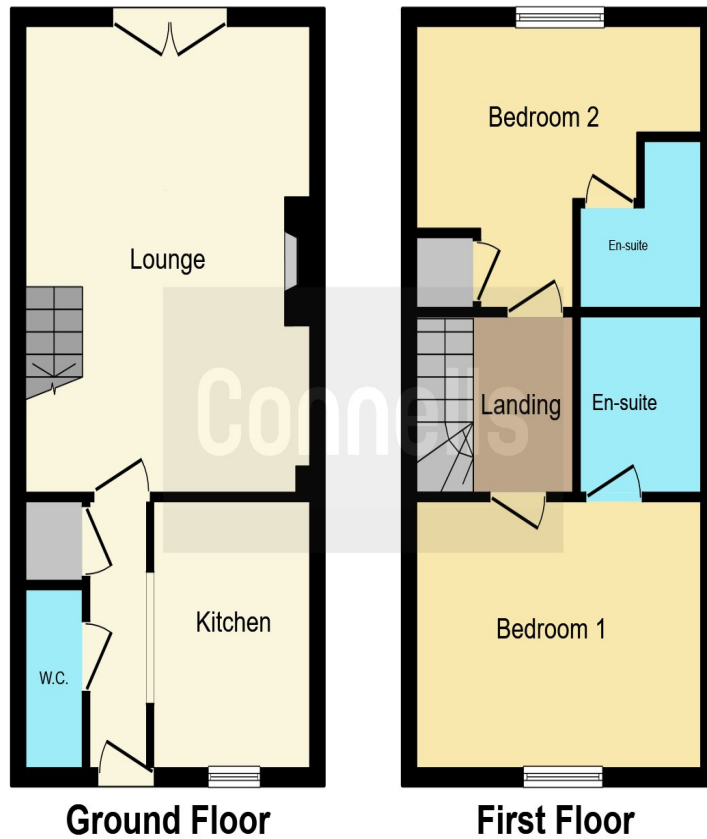
## Rear Garden

A pleasant rear garden with patio area and lawn beyond, fencing to borders, timber shed, gate to rear access

## Allocated Parking

There is an allocated parking to the front of the property





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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Property Ref: HSW315022 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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