

for sale

offers in the region of **£285,000**



Apperley Way Halesowen B63 2XP

Do not miss out on this well-presented two bedroom detached bungalow in a popular location, offered for sale with NO UPWARD CHAIN. A fabulous home which has been much improved, briefly comprises: welcoming hallway, kitchen, delightful lounge, two double bedroom, attractive wet room, garage with driveway and landscaped garden to the rear. The property will be Freehold on completion. Early viewing is essential to appreciate the accommodation on offer.

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Approach

The property has a driveway leading to the garage and steps to the front door which opens to porch

Porch

Wood effect flooring, light, door to hallway

Hallway

Wood effect flooring, central heating radiator, storage cupboard, archway to kitchen, doors leading to:

Kitchen

10' 2" x 7' (3.10m x 2.13m)

Fitted with a range of wall and base units with work surfaces over, part tiled walls, gas hob with cooker hood over, double oven, sink and drainer, plumbing for washing machine, space for fridge freezer, double glazed window to front elevation

Lounge

16' 3" x 11' 11" (4.95m x 3.63m)

Double glazed French doors to rear garden, central heating radiator, wood effect flooring, gas fire with surround

Bedroom One

11' x 10' 4" max (3.35m x 3.15m max)

Double glazed window to rear elevation, central heating radiator, wood effect flooring, built in wardrobes

Bedroom Two

11' 2" into recess x 10' 1" (3.40m into recess x 3.07m)

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

Wet Room

Comprising: shower, low level w.c, wash hand basin, heated towel rail, part tiling to walls, double glazed obscured window to side elevation

Rear Garden

A pleasant rear garden with patio area, gate to front access, outside tap, door to garage, steps to low maintenance tiered garden with fencing to borders



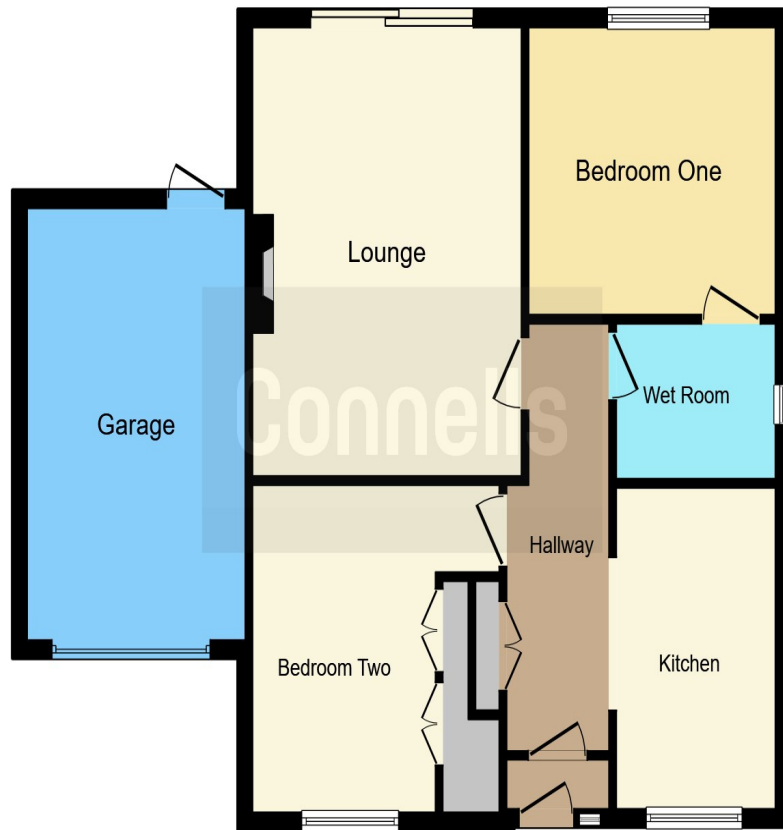
Garage

Roller door to the front and further door opening to the rear garden

Agents Note

The property is currently owned in 50% share by the current owners, but Stonewater have confirmed they are happy to sell the other 50% share so the new owners will own the full 100% and freehold 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

To view this property please contact Connells on

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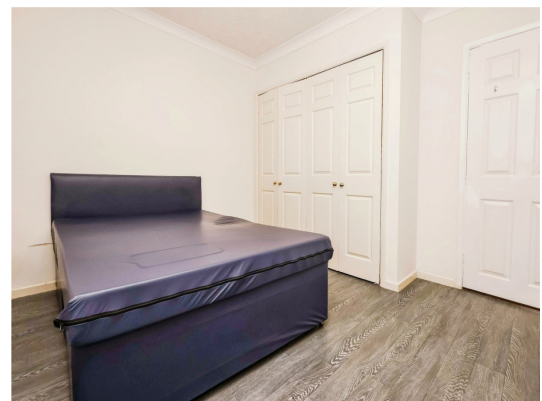
Property Ref: HSW315352 - 0002

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/HSW315352

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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