

for sale

offers in excess of **£360,000**



Bourne Avenue Halesowen B62 0DL

A spacious and well-presented three bedroom family home located on a popular estate! Close to shops, schools and transport links, the property briefly comprises; porch, hallway, dining room, lounge, kitchen, downstairs w.c, conservatory, three good sized bedrooms, bathroom, toilet, garage, rear garden and driveway. Viewing is highly recommended.

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Approach

The property has a block paved driveway, door to garage and door opening to porch.

Porch

Door into Hallway

Hallway

Porch opens into hallway which comprises; central heating radiator and doors leading to:

Dining Room

13' 2" into bay x 10' 4" max (4.01m into bay x 3.15m max)

Central heating radiator, double glazed bay window to front elevation, brick fireplace feature, fitted units.

Lounge

16' 3" x 10' 2" max (4.95m x 3.10m max)

Double glazed doors opening in to conservatory, gas fire with feature fire place, central heating radiator.

Kitchen

13' max x 11' 8" (3.96m max x 3.56)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated cooker and gas hob with cooker hood over, space for fridge/freezer, integrated washing machine, tumble dryer and dishwasher, central heating radiator and double glazed door leading into the conservatory.

Bedroom One

13' 10" into bay x 10' 4" max (4.22m into bay x 3.15m max)

Double glazed bay window to front elevation, central heating radiator.

Bedroom Two

10' 9" x 10' 5" max (3.28m x 3.17m max)

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

11' 9" x 6' 2" (3.58m x 1.88m)

double glazed window to rear elevation, central heating radiator, storage cupboard.



Family Bathroom

Comprising: Bath with shower over, wash hand basin with storage, vanity mirror, heated towel rail, tiled flooring and walls, double glazed obscured window to front elevation.

Separate Wc

Low level w.c, pedestal wash hand basin, tiled flooring and double glazed obscured window to side elevation.

Rear Garden

A stunning rear garden perfect for families and entertaining with patio area, steps to lawn with pathway leading to the rear, fencing to borders, mature trees and shrubs, door leading into garage.

Garage

Up and over door, power and lighting, door leading to rear garden.





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: HSW315356 - 0002

Tenure: Freehold

EPC Rating: Awaited

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