

for sale

offers in the region of **£225,000**



Regent Close Halesowen B63 4AU

Do not miss out on this deceptively spacious four bedroom family home in a central Halesowen location close to shops, well-respected schools and transport links. Well-presented throughout this property must be viewed to be appreciated and is offered for sale with NO UPWARD CHAIN. Briefly comprising: hallway, downstairs w.c, breakfast kitchen, lounge, four bedrooms, family bathroom, pleasant rear garden and driveway to the front.

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Approach

The property has a driveway with gated access to the rear garden, lawn to the side and pathway leading to the front door

Hallway

Stairs to first floor accommodation, two useful storage cupboards, wood effect flooring, door to rear garden and doors leading to:

Breakfast Kitchen

13' 3" x 11' 5" (4.04m x 3.48m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, space for appliances, integrated fridge and freezer, cupboard housing central heating boiler, plumbing for washing machine, tiled flooring, space for table and chairs, central heating radiator, part tiling to walls, two double glazed windows to front elevation.

Lounge

14' 8" x 13' 2" max (4.47m x 4.01m max)

Double glazed bow window to rear elevation, central heating radiator, coving to ceiling, electric fire with feature fireplace

Downstairs W.C

Comprising: low level w.c, wash hand basin, part tiling to walls, tiled flooring, double glazed obscured window to front elevation

First Floor Landing

Access to loft space, airing cupboard and doors leading to:

Bedroom One

12' 10" x 11' 1" max (3.91m x 3.38m max)

Double glazed window to front elevation, central heating radiator, coving to ceiling, range of fitted wardrobes and dressing table

Bedroom Two

15' x 7' 2" plus recess (4.57m x 2.18m plus recess)

Double glazed window to rear elevation, central heating radiator, coving to ceiling

Bedroom Three

11' 6" x 5' 9" max (3.51m x 1.75m max)

Double glazed window to rear elevation, central heating radiator, built in cupboard



Bedroom Four

11' 6" max x 6' 1" (3.51m max x 1.85m)

Double glazed window to rear elevation, central heating radiator, built in wardrobe

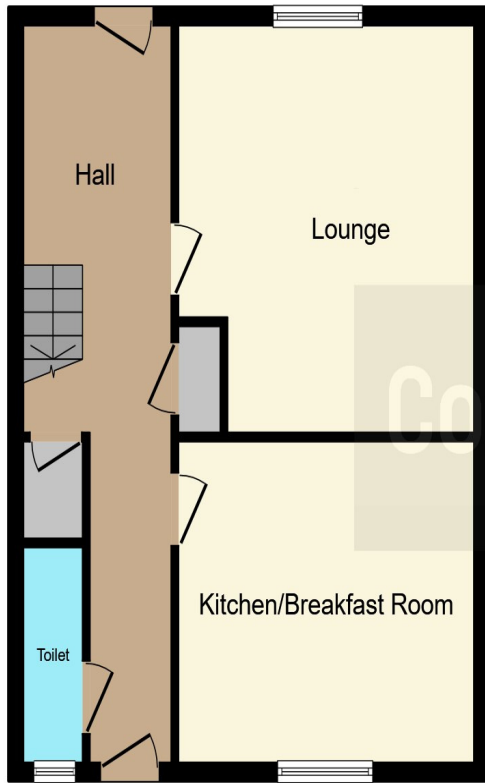
Bathroom

Comprising: panelled bath with shower over, vanity unit with wash hand basin, low level w.c, central heating radiator, spot lights to ceiling, tiling to walls, double glazed obscured window to front elevation

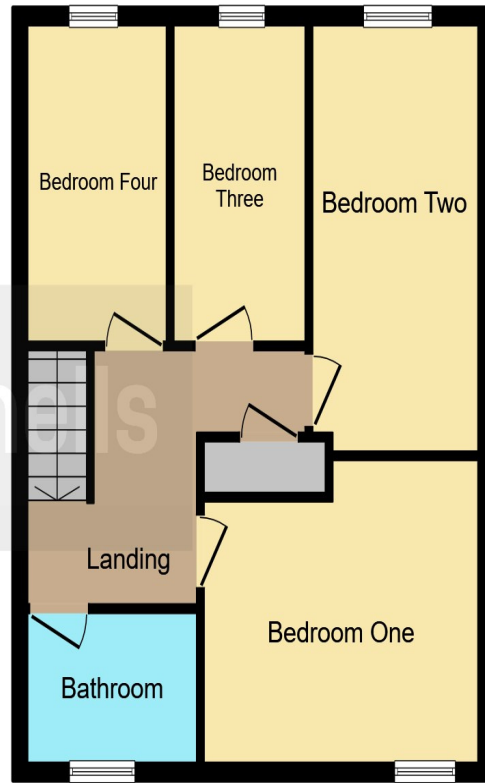
Rear Garden

A pleasant rear garden with patio area, steps to lawn with planted borders, steps to further garden, fencing to borders, outside tap, timber shed, gate to front access





Ground Floor



First Floor

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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Property Ref: HSW315408 - 0002

Tenure: Freehold

EPC Rating: Awaited

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