

for sale

offers in the region of **£200,000**



Downing Street Halesowen B63 3TA

A three bedroom family home in a central Halesowen location close to shops, schools and transport links. Benefitting from a good sized rear garden, the property briefly comprises: hallway, lounge, breakfast kitchen, downstairs w.c, three good sized bedrooms, family bathroom and off road parking to the front. Viewing highly recommended

Downing Street Halesowen B63 3TA

Approach

The property has a driveway to the front with gate to rear access and front door opens to hallway

Hallway

Stairs to first floor accommodation, central heating radiator, door to lounge

Lounge

12' 4" x 16' 10" max (3.76m x 5.13m max)

Double glazed window to front elevation, central heating radiator, under stairs storage cupboard, coving to ceiling and door to kitchen

Breakfast Kitchen

13' 10" x 9' 6" (4.22m x 2.90m)

Fitted with a range of wall and base units with work surfaces over, one and half sink and drainer, integrated oven, gas hob with extractor over, plumbing for washing machine, wood effect flooring, central heating radiator, space for appliances, two double glazed window to rear elevation, space for breakfast table and chairs, storage cupboard and door to inner hall

Inner Hall

Wood effect flooring, door to rear garden, door to w.c

W.C

Low level w.c., double glazed obscured window to side elevation

First Floor Landing

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

Bedroom One

11' max x 11' 8" (3.35m max x 3.56m)

Double glazed window to rear elevation, central heating radiator

Bedroom Two

11' 10" max x 10' 1" (3.61m max x 3.07m)

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



Bedroom Three

9' x 8' 7" (2.74m x 2.62m)

Double glazed window to rear elevation, central heating radiator

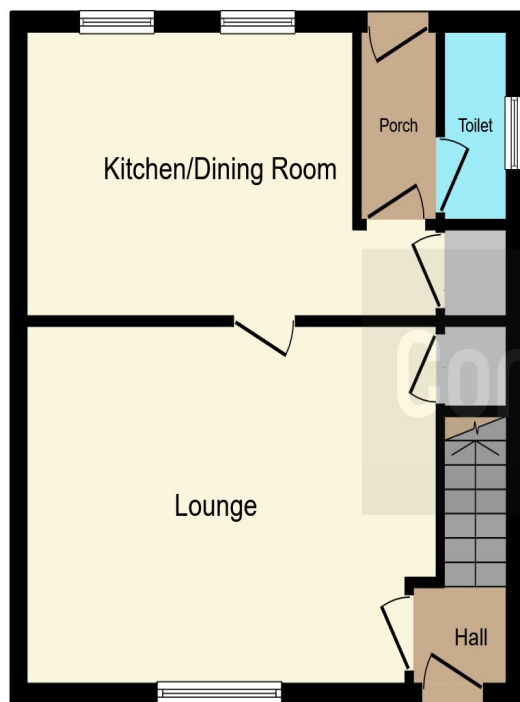
Family Bathroom

Comprising: Bath with mixer shower over, vanity wash hand basin, low level w.c, cupboard housing recently fitted boiler, tiling to walls, central heating radiator and double glazed obscured window to front elevation

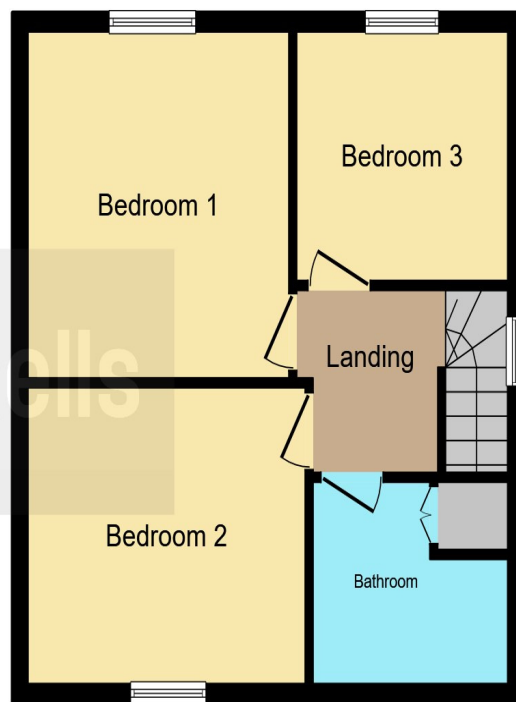
Rear Garden

Patio area with pathway to the rear, fencing to borders, fish pond, outside tap, 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

To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315496 - 0002

Tenure: Freehold

EPC Rating: E

view this property online connells.co.uk/Property/HSW315496



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk