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for sale

offers in the region of **£200,000**

Wesley Avenue Halesowen B63 2PJ

A well-presented three bedroom family home in a cul-de-sac location close to Cradley Heath train station, shops and schools. Briefly comprising: hallway, lounge, open-plan kitchen/dining room, three bedrooms, family bathroom, garden to the rear and off road parking to the front. Ideal for first time buyers, viewing is highly recommended.

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Approach

The property has a driveway to the front with steps leading to the front door opening to entrance hall.

Entrance Hall

Stairs to first floor accommodation, under stairs storage cupboard, Tilled floor, central heating radiator. Doors leading to the lounge and kitchen/dining room.

Lounge

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

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

Re-Fitted Kitchen/Dining Room

16' max x 12' 4" max (4.88m max x 3.76m max)

A beautiful re-fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, integrated oven with gas hob and cooker hood over, part tiling to walls, plumbing for appliances. Plenty of space for table and chairs, Tiled floor, central heating radiator and French doors open to rear garden.

First Floor Landing

Loft access and doors leading to:

Bedroom One

11' 1" plus bay x 10' 6" (3.38m plus bay x 3.20m)

Double glazed bay window to front elevation, central heating radiator, attractive feature panelling to wall

Bedroom Two

12' 5" max x 10' 6" max (3.78m max x 3.20m max)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

7' 6" max x 5' 9" max (2.29m max x 1.75m max)

Double glazed window to front elevation, central heating radiator, storage cupboard.

Family Bathroom

Comprising: low level w.c, vanity wash hand basin with storage, corner whirlpool bath with shower over, storage cupboard, central heating radiator, tiling to walls and floor, double glazed obscured window to rear elevation.

Rear Garden

Stepping out to a lovely block paved seating area with staircase leading up to a gravelled section. Raised shrub borders to the rear and fencing and walls to borders. Gate to side giving access to the front and outside tap. Brick outhouse separated into three spaces comprising: obscured window to side elevation, low level w.c, boiler, electric outlet, storage.

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: HSW315468 - 0002

Tenure: Freehold

EPC Rating: D

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