

for sale

offers in the region of **£250,000**



Dudley Road Halesowen B63 3LS

A stunning three bedroom family home, extended and much improved by the current owners. Benefitting from off road parking to the rear via shared unadopted access and conveniently located in central Halesowen for shops, schools and transport links. Briefly comprising: open plan lounge/dining room, extended re-fitted kitchen, downstairs w.c, cellar, two bedrooms and re-fitted shower room to the first floor and beautiful master bedroom to the second floor with views from the feature window and garden to the rear. Viewing is essential to appreciate the accommodation on offer.

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Approach

The property has a front door opening to the lounge. There is a shared unadopted access to the rear of the row of terraces with gates opening to the rear garden/parking

Lounge/Dining Room

25' 2" x 12' 3" max (7.67m x 3.73m max)

Double glazed window to front elevation, two central heating radiators, stairs to first floor accommodation, wood effect flooring, floor hatch to cellar, log burner with external flue

Re-Fitted Kitchen

21' 7" max x 7' max (6.58m max x 2.13m max)

Fitted with a range of wall and base units with work surfaces over, Belfast sink, induction hob with integrated extractor fan, part tiling to walls, integrated dishwasher, two central heating radiators, Neff integrated fridge freezer, double glazed window to side elevation, double glazed doors opening to the rear garden, spot lights to ceiling, double glazed roof window, door to w.c

W.C

Low level w.c,

Landing

Stairs to second floor, central heating radiator, doors leading to:

Bedroom Two

11' 11" x 8' 9" plus recess (3.63m x 2.67m plus recess)

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

Bedroom Three

11' 9" plus recess x 5' 9" plus recess (3.58m plus recess x 1.75m plus recess)

Two double glazed windows to front elevation, central heating radiator, storage over stair bulkhead in recess

Re-Fitted Shower Room

Comprising: shower cubicle, vanity wash hand basin, low level w.c, vanity mirror with lights, spot lights to ceiling, heated towel rail, tiling to walls



Second Floor

Bedroom One

18' 5" x 10' 10" plus recess (5.61m x 3.30m plus recess)

A stunning master bedroom with large double glazed feature windows to the rear elevation with views, central heating radiator, wood effect flooring, spot lights to ceiling, three double glazed roof windows

Rear Garden & Parking

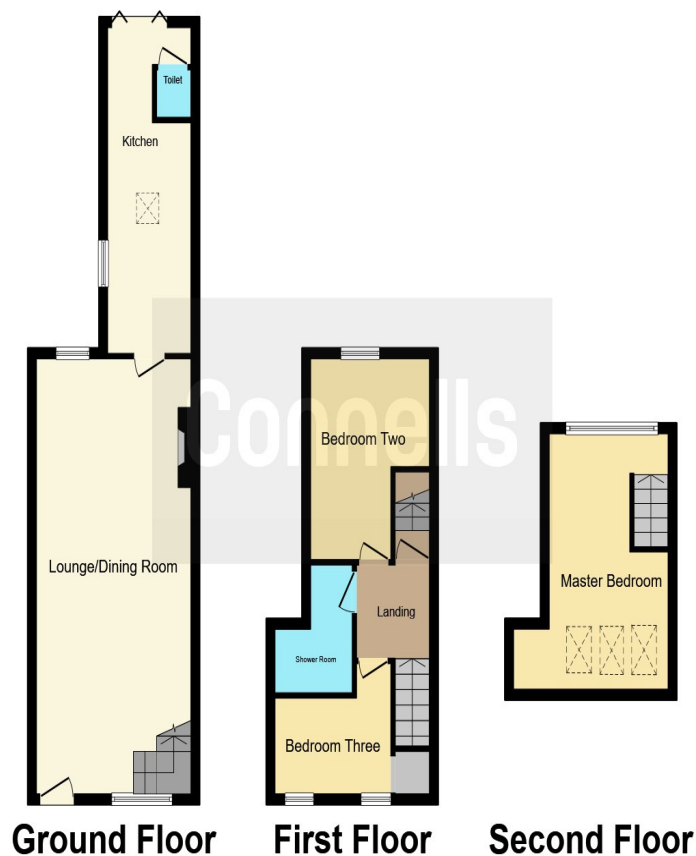
A pleasant rear garden with patio area, gate to shared front access, outside tap, steps down to further garden with lawned area, double gates open from the shared rear access to large pebbled area providing off road parking.

The vendors have advised us the very right hand side of the garden does not form part of the original title

Rear Access

Rear access is gained from the side of 21 Dudley Road. The vendors have advised this is a shared and unadopted access to this row of terraced properties. Your legal advisor will be able to advise you of any rights of way to the rear as we have not seen the title deeds.





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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10 Hagley Road
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Property Ref: HSW315619 - 0003

Tenure: Freehold

EPC Rating: D

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