

for sale

£350,000



## Houston Way HALESOWEN B62 9JN

Situated in the Hurst Green area close to transport links and other local amenities. This stunning, three bedroom family home is a must view property! Benefiting from spacious accommodation throughout. Contact Connells on 0121 550 6465



# Houston Way HALESOWEN B62 9JN

## Approach

Driveway in front of the property, garage with up and over door, small lawn to the right with plant boarder and side access to the rear garden.

## Entrance Hall

Tilled floor and a central heating radiator.

## Dining Room

10' 2" x 8' 7" ( 3.10m x 2.62m )

Central heating radiator, double glazed window to front elevation.

## Lounge

14' door recess x 10' 5" ( 4.27m door recess x 3.17m )

Central heating radiator, double glazed french doors to rear garden.

## Kitchen

9' 5" x 9' 9" ( 2.87m x 2.97m )

This modern kitchen has a range of wall and base units, one and a half sink and drainer, intergrated fridge/freezer, gas hob and electric oven. Space and plumbing for appliances, tiled floor, door to rear garden.

## Downstairs W.C

Central heating radiator, extractor fan, low level w.c, vanity wash hand basin and tiled floor.

## First Floor Landing

Double glazed window to side elevation, central heating radiator, loft access and storage cupboard.

## Bedroom One

13' 8" max x 10' 4" max ( 4.17m max x 3.15m max )

Double glazed window to front elevation and a central heating radiator.

## En-Suite

Shower cubicle, pedestal wash hand basin, low level w.c, heated towel rail, extractor fan, a double glazed obscure window to front elevation and tiled floor and part tilling to walls.

## Bedroom Two

11' 8" max x 9' 6" max ( 3.56m max x 2.90m max )

Double glazed window to rear elevation, wood effect flooring and



a central heating radiator.

### Bedroom Three

9' 7" x 8' 9" max ( 2.92m x 2.67m max )

Double glazed window to rear elevation and a central heating radiator.

### Family Bathroom

A family bathroom with tiled floor and tiling to walls. Bath with shower over, pedestal wash hand basin, low level w.c, heated towel rail, extractor fan and a double glazed obscure window to front elevation.

### Rear Garden

Patio area with outdoor tap, lawn to rear and fully fence enclosed.

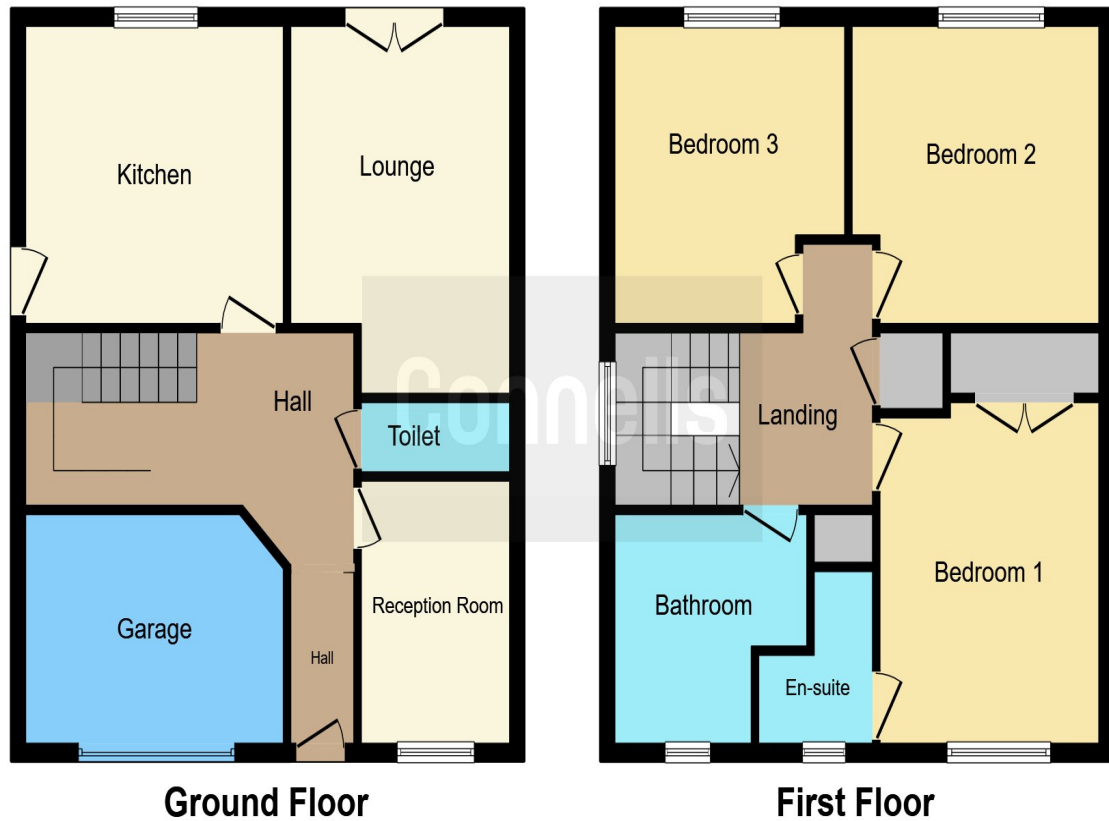
### Garage

14' 4" x 7' 6" ( 4.37m x 2.29m )

Up and over door, electrics, reduced head high to rear.







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](http://www.focalagent.com)

To view this property please contact Connells on

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Property Ref: HSW315592 - 0004

**Tenure:** Freehold

**EPC Rating:** B

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