

for sale

offers in the region of **£190,000**



## The Forge Halesowen B63 2YP

Perfect for first time buyers, this two bedroom semi-detached home is in a convenient cul-de-sac location close to Cradley Heath train station and is offered for sale with NO UPWARD CHAIN. Briefly comprising: hallway, kitchen, lounge, two bedrooms, shower room, rear garden and driveway to the front. Viewing highly recommended.



# The Forge Halesowen B63 2YP

## Approach

The property has a driveway to the front with planted and pebbled foregarden, shared access to the side with gate to rear garden. Front door opens to hallway

## Hallway

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

## Lounge

14' 1" plus recess x 12' ( 4.29m plus recess x 3.66m )

Double glazed French doors to rear garden, central heating radiator, under stairs cupboard, coving to ceiling, door to kitchen

## Kitchen

8' 9" max x 5' 8" max ( 2.67m max x 1.73m max )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for cooker, extractor, tiled walls, plumbing for washing machine, central heating radiator and double glazed window to front elevation

## First Floor Landing

Access to loft space and doors leading to:

## Bedroom One

12' to rear of wardrobe x 8' 2" ( 3.66m to rear of wardrobe x 2.49m )

Double glazed window to rear elevation, central heating radiator, fitted sliding wardrobes

## Bedroom Two

8' 8" x 8' 10" plus cupboards ( 2.64m x 2.69m plus cupboards )

Two built in cupboards, central heating radiator, double glazed window to front elevation

## Shower Room

Comprising: shower cubicle, vanity wash hand basin, low level w.c, heated towel rail, tiling to walls, double glazed obscured window to side elevation

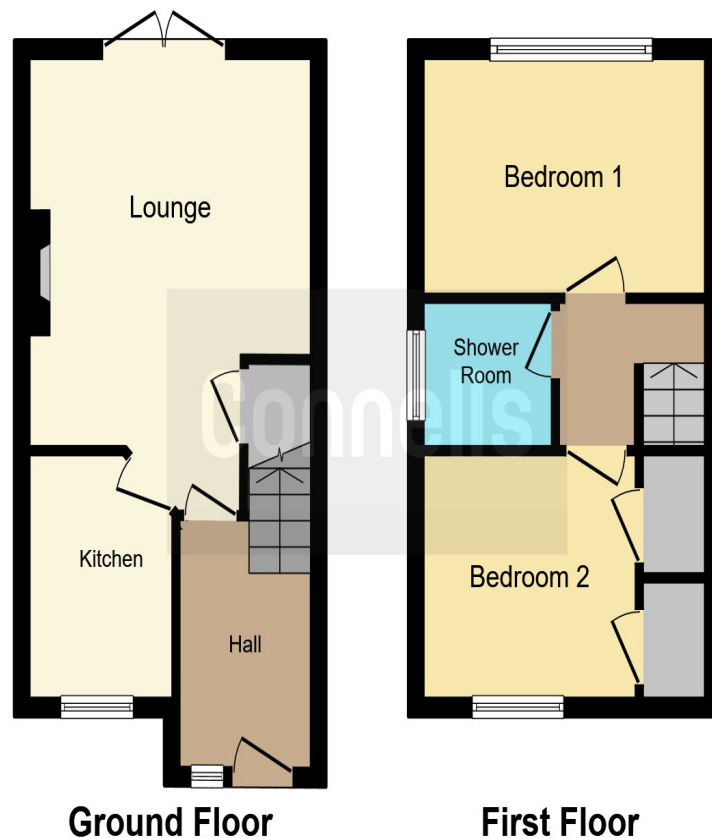
## Rear Garden

A pleasant, low maintenance rear garden with fencing to borders, outside tap, gate to front access









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)

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Property Ref: HSW315635 - 0002

**Tenure:** Freehold

**EPC Rating:** Awaited

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