

for sale

offers in the region of **£180,000**



Roundhills Road HALESOWEN B62 9SB

An ideal family home in a convenient and popular location offered for sale with NO UPWARD CHAIN. In need of some modernisation, the property has spacious accommodation over three floors and briefly comprises: hallway, downstairs w.c, kitchen, lounge/dining room, two bedrooms and family bathroom to the first floor, master bedroom with en-suite to the second floor, rear garden and off road parking to the rear.

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Approach

The property has a small gated frontage with pathway leading to the front door

Hallway

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

W.C

Low level w.c, wash hand basin, extractor and double glazed obscured window to front elevation

Kitchen

11' x 7' 9" (3.35m x 2.36m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven with gas hob over, part tiling to walls, space for fridge freezer, plumbing for washing machine and dishwasher, central heating radiator, double glazed window to front elevation

Lounge/Dining Room

15' 2" x 14' 10" max (4.62m x 4.52m max)

Double glazed French doors to rear garden, wood effect flooring, under stairs cupboard, two central heating radiators, double glazed window to rear elevation

First Floor Landing

Stairs to second floor accommodation, storage cupboard and doors leading to:

Bedroom Two

14' 11" x 9' 11" plus wardrobes (4.55m x 3.02m plus wardrobes)

Two double glazed windows to rear elevation, central heating radiator, two built in wardrobes

Bedroom Three

11' 1" plus wardrobe x 8' 1" (3.38m plus wardrobe x 2.46m)

Double glazed window to front elevation, central heating radiator, built in wardrobe

Bathroom

Comprising: bath with shower over, low level w.c, wash hand basin, part tiling to walls, central heating radiator, double glazed obscured window to front elevation



payable, they are currently trying to confirm the amount payable

Second Floor

Master Bedroom

15' max x 14' 10" max (4.57m max x 4.52m max)

Double glazed window to front elevation, central heating radiator, loft access, archway to wardrobes leading through to en-suite

Agents note: Head height is reduced in some areas

En-Suite

Comprising: shower cubicle (in need of repair), central heating radiator, low level w.c, wash hand basin, double glazed obscured window to rear elevation

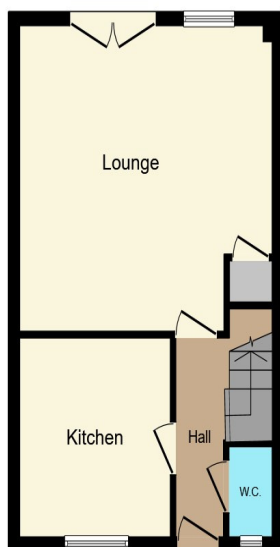
Rear Garden

The garden has a decked patio in need to repair with lawn beyond, fencing to borders and gate to rear parking

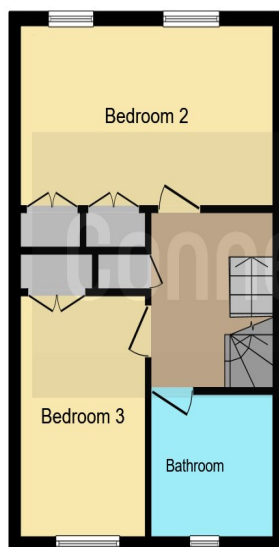
Parking

The vendors have advised there is a parking area to the rear with an allocated parking space for which an annual estate charge is

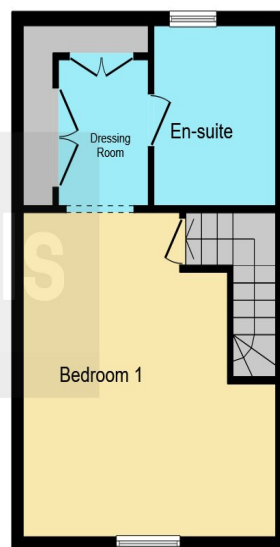




Ground Floor



First Floor



Second 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

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10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315601 - 0002

Tenure: Freehold

EPC Rating: Awaited

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