

for sale

£245,000



## Red Leasowes Road Halesowen B63 4SF

A three bedroom semi-detached home in a popular and convenient location with pleasant garden to the rear. Offered for sale with NO UPWARD CHAIN, this property is ideal for first time buyers. The property briefly comprises: hallway, lounge, kitchen, three bedrooms and bathroom. Viewing is highly recommended to appreciate the accommodation on offer. Viewing highly recommended.



# Red Leasowes Road Halesowen B63 4SF

## Approach

Lawn with brick border to the left, off road parking with pathway to entrance and side access to the right

## Entrance Hall

Stairs up to first floor accommodation and central heating radiator.

## Lounge

12' 4" x 14' 5" max ( 3.76m x 4.39m max )

Fireplace, storage cupboard, wood effect flooring, central heating radiator and double glazed bow window to front elevation.

## Kitchen

9' 2" plus door recess x 17' 7" ( 2.79m plus door recess x 5.36m )

Wall and base units with worktop over, one and a half sink and drainer, electric oven and hob with cooker hood, space and plumbing for appliances. Wood effect flooring, central heating radiator, door to rear garden and two double glazed windows to rear elevation.

## First Floor Landing

Loft access and double glazed window to side elevation

## Bedroom One

10' 2" x 11' max ( 3.10m x 3.35m max )

Wardrobe, central heating radiator and double glazed window to side elevation.

## Bedroom Two

11' 9" x 9' 2" max ( 3.58m x 2.79m max )

Storage cupboard, central heating radiator and double glazed window to rear elevation.

## Bedroom Three

8' 8" x 8' 2" ( 2.64m x 2.49m )

central heating radiator and double glazed window to rear elevation.

## Bathroom

Tiled walls and floor, bath with shower over, low level w.c, vanity wash hand basin, heated towel rail, extractor fan and a double glazed obscure window to front elevation.

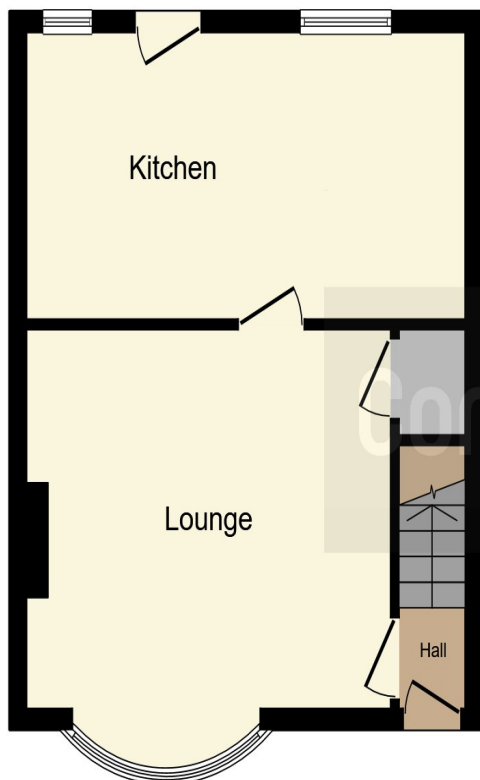


## Rear Garden

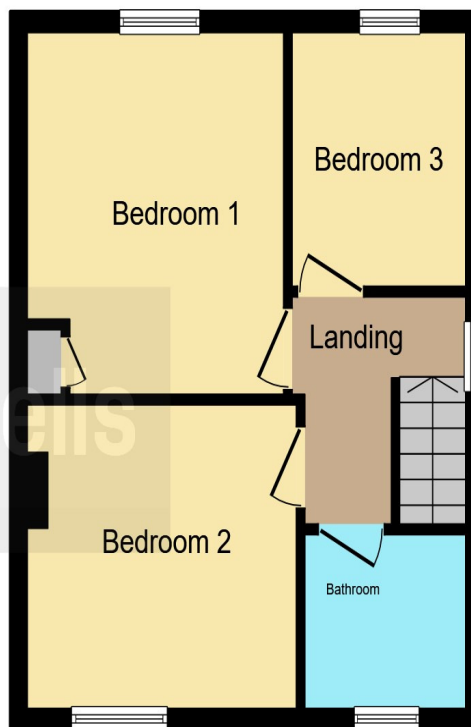
A pleasant rear garden with patio area, gated side access, outdoor tap, steps down to lawn, timber shed, fully fenced enclosed garden.







**Ground Floor**



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

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10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315692 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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