

for sale

offers in the region of **£300,000**



Forth Way Halesowen B62 9PR

A delightful family home in a convenient location close to schools, shops and transport links, the property briefly comprises: hallway, lounge/dining room, snug, fitted kitchen, lean-to, conservatory, three bedrooms, family bathroom, separate w.c, pleasant rear garden and off road parking to the front. Viewing highly recommended.

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Approach

Block paved driveway with door to side lean-to access to the left of the property, front door opens to entrance hall

Entrance Hall

Tilled floor, central heating radiator, stairs to first floor accommodation and door to lounge.

Lounge/Dining Room

26' 11" max x 12' 2" max (8.20m max x 3.71m max)

Under stairs storage cupboard, wood effect flooring, coving to ceiling, double glazed bow window to front elevation, two central heating radiators and sliding door to conservatory.

Kitchen

13' 1" x 7' 1" (3.99m x 2.16m)

A range of wall and base units with worktop over, Belfast sink, gas oven and hob with cooker hood over, part tilling to walls and tiled floor. Door to lean-to and double glazed window to rear elevation. Open through to snug.

Snug

13' x 6' 9" (3.96m x 2.06m)

Wood effect flooring, central heating radiator, double glazed bow window to front elevation.

Conservatory

9' 5" x 11' 10" (2.87m x 3.61m)

Windows to rear and side elevation, tiled flooring and patio doors to rear garden.

First Floor Landing

Access to loft space and doors leading to:

Bedroom One

13' 1" max x 8' 10" (3.99m max x 2.69m)

Wood effect flooring, central heating radiator and a double glazed window to rear elevation.

Bedroom Two

14' 2" x 9' 1" (4.32m x 2.77m)

Fitted wardrobes, wood effect flooring, central heating radiator and a double glazed window to front elevation.



Bedroom Three

10' 1" x 7' 3" (3.07m x 2.21m)

Fitted wardrobe, wood effect flooring, central heating radiator and a double glazed window to front elevation.

Separate W.C

Low level w.c

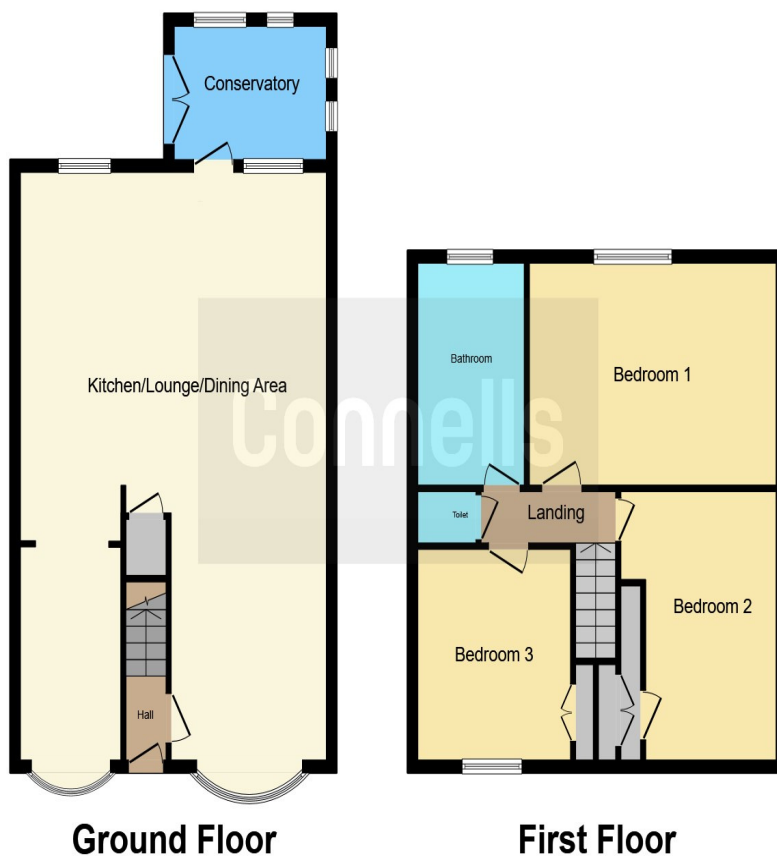
Bathroom

P- shaped bath with shower over, vanity wash hand basin, low level w.c, heated towel rail, part tiling to walls and a double glazed obscure window to side elevation and one to the rear elevation.

Rear Garden

Door to side access lean-to, out door tap, patio with pathway leading down to the rear and lawn to the right, fencing to borders





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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Property Ref: HSW315621 - 0007

Tenure: Freehold

EPC Rating: C

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