

for sale

offers in the region of **£280,000**



## Nimmings Road Halesowen B62 9JE

A three bedroom semi-detached home situated in a convenient location for all schools, shops and transport links. This property must be viewed to appreciate the accommodation on offer. Briefly comprising: Hallway, Lounge, kitchen, downstairs w.c, three bedrooms, bathroom, pleasant rear garden and allocated parking. Viewing highly recommended.



# Nimmings Road Halesowen B62 9JE

## Approach

The property is approached via a pathway leading up to the front door.

## Hallway

Under stairs storage cupboard, central heating radiator, stairs to first floor accommodation and doors leading to:

## Kitchen

11' 2" x 10' 7" max ( 3.40m x 3.23m max )

Modern fitted kitchen with a range of wall and base units with work surfaces over, double glazed window to front elevation, Integrated fridge/freezer, washing machine and dishwasher, gas oven with gas hob and central heating radiator.

## Lounge

12' 1" max x 16' 7" ( 3.68m max x 5.05m )

Patio doors leading to the rear garden, ceiling light point, central heating radiator, wall lights and double glazed window to rear elevation

## Downstairs W.C

Low level w.c, wash hand basin, central heating radiator and tiled floor.

## First Floor Accommodation

Loft access and doors leading to:

### Bedroom One

10' 8" x 9' 8" ( 3.25m x 2.95m )

Double glazed window to front elevation, ceiling light point, central heating radiator and door leading to en-suite.

### En-Suite

Double glazed obscured window to front elevation, extractor fan, wash hand basin, low level w.c and central heating radiator.

### Bedroom Two

9' 2" x 8' 4" ( 2.79m x 2.54m )

Double glazed window to rear elevation, ceiling light point and central heating radiator.



## Bedroom Three

13' 5" max x 7' ( 4.09m max x 2.13m )

Double glazed window to rear elevation, ceiling light point and central heating radiator.

## Bathroom

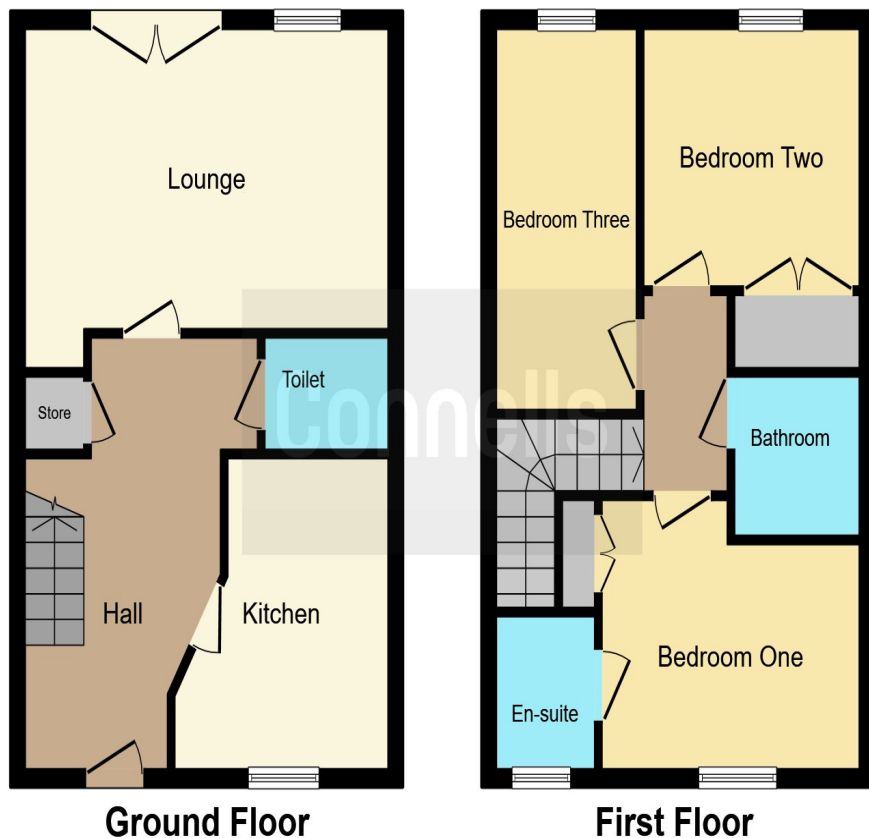
Suite comprising: Bath with mixer taps, wash hand basin, low level w.c and part tiling to walls.

## Rear Garden

A pleasant rear garden with a patio area perfect for entertaining, lawn beyond, fencing to borders and side access leading back to the front of the property.







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10 Hagley Road  
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Property Ref: HSW315740 - 0003

**Tenure:** Freehold

**EPC Rating:** B

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