

for sale

offers in the region of **£275,000**



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.

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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.

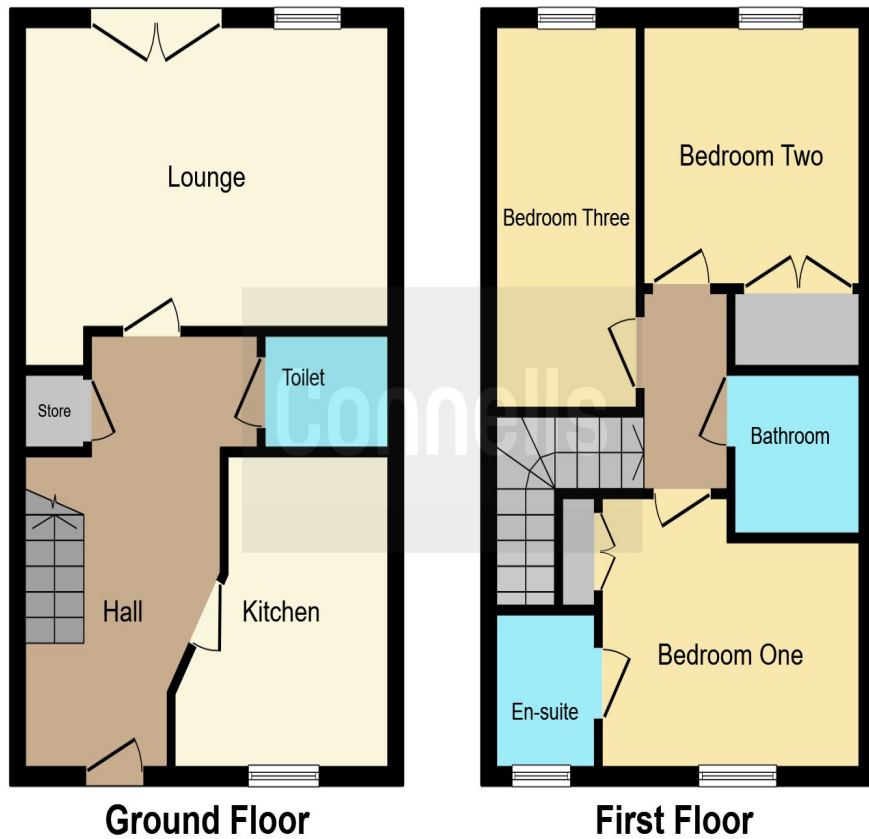
Bathroom

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.





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

To view this property please contact Connells on

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Property Ref: HSW315740 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: C

view this property online connells.co.uk/Property/HSW315740



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