

for sale

offers in the region of **£250,000**



Chapelhouse Lane HALESOWEN B63 2JN

An extended, traditional semi-detached home, previously three bedrooms but altered to two to provide an additional bathroom. Benefitting from a re-fitted kitchen, the property is conveniently located and briefly comprises: hallway, through lounge/dining room, conservatory, extended fitted kitchen, two bedrooms, en-suite bathroom and separate shower room, rear garden, garage and driveway. Viewing recommended to appreciate the accommodation on offer

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Approach

The property has a block paved driveway to the front with shared access to the garage at the rear. Door opens into hallway

Hallway

Stairs to first floor accommodation, central heating radiator, double glazed obscured window to front elevation, doors leading to:

Through Lounge/Dining Room

29' into bay x 11' max (8.84m into bay x 3.35m max)

Double glazed bay window to front elevation, two central heating radiators, picture rail, gas fire with feature surround, patio doors to conservatory

Conservatory

10' 4" x 7' 9" (3.15m x 2.36m)

Door to rear garden, central heating radiator

Re-Fitted Kitchen

22' 6" max x 6' 8" (6.86m max x 2.03m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated fridge freezer, under cupboard lighting, double glazed window to side elevation, integrated oven, induction hob with cooker hood over, wine cooler, central heating radiator, integrated washing machine, tiled flooring, double glazed door to rear garden

First Floor Landing

Access to loft space and doors leading to:

Bedroom One

12' 8" into bay x 10' 11" max (3.86m into bay x 3.33m max)

Double glazed bay window to front elevation, central heating radiator,

Bedroom Two

11' 7" x 10' 9" max (3.53m x 3.28m max)

Double glazed window to rear elevation, central heating radiator, wood effect flooring, door to en-suite bathroom



En-Suite Bathroom

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

Shower Room

Comprising: shower cubicle, vanity wash hand basin, low level w.c, heated towel rail, part tiled walls, extractor, double glazed obscured window to side elevation

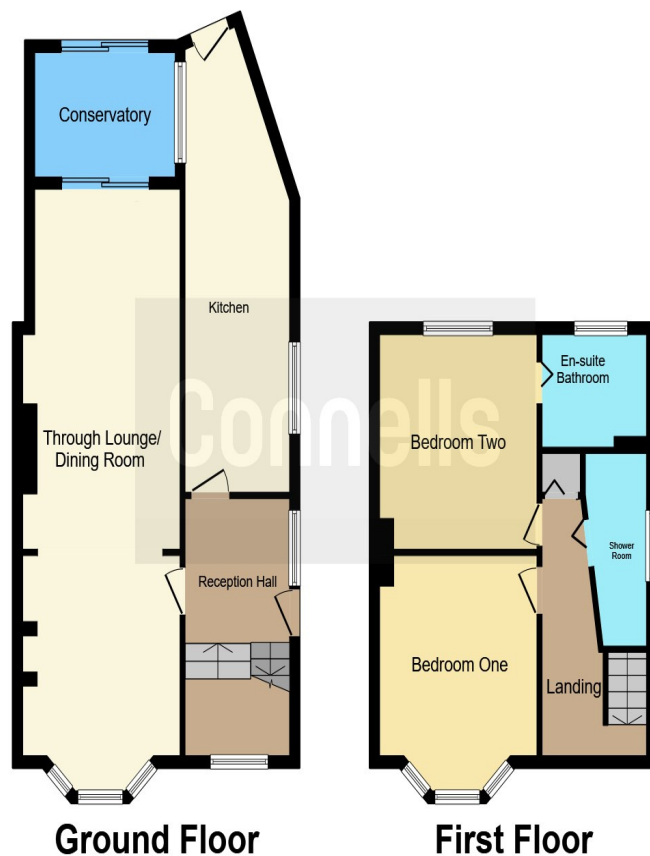
Rear Garden

A pleasant rear garden with artificial lawn, gate to front access, door to garage, steps to further garden with pebbled and decked patio, mature trees and shrubs, fencing to borders, outside tap

Garage

Power and lighting, door to rear garden and up and over door to front





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: HSW315739 - 0002

Tenure: Freehold

EPC Rating: D

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