

for sale

offers in the region of **£250,000**



Meres Road Halesowen B63 2EN

A well presented three bedroom family home fitted with solar panels, in a popular and convenient location close to local amenities. This good sized property briefly comprises: entrance hall, lounge, downstairs W.C, kitchen, conservatory, three bedrooms, family bathroom, two driveways, good sized rear garden with outbuilding and garage. Viewing is highly recommended to appreciate the accommodation on offer.

Meres Road Halesowen B63 2EN

Approach

The property has a driveway to the front, with gated side access to the spacious rear garden, double glazed door to entrance hall.

Entrance Hall

Wood effect flooring, central heating radiator, double glazed obscured window to side elevation, stairs to first floor accommodation, doors leading to:

Downstairs W.C

Double glazed obscured window to front elevation, low level W.C, pedestal wash hand basin, splashback, central heating radiator.

Lounge

15' 1" max x 11' 7" max (4.60m max x 3.53m max)
carpeted floor, double glazed window to front elevation, central heating radiator, ceiling fan, storage to the left.

Kitchen

14' 10" max x 8' 7" (4.52m max x 2.62m)
Fitted with a range of wall and base units with work surfaces over, sink and drainer, gas hob, integrated oven, cooker hood, plumbing and space for appliances, central heating radiator, double glazed window to rear elevation, double glazed sliding door leading to:

Conservatory

9' 1" max x 8' max (2.77m max x 2.44m max)
Double glazed windows to side and rear elevations, double glazed door leading to rear garden.

First Floor Landing

Carpeted floor, storage to the right, loft access, double glazed obscured window to side elevation, doors leading to:

Bedroom One

8' 1" x 11' 9" to front of wardrobe (2.46m x 3.58m to front of wardrobe)
Carpeted floor, fitted mirrored wardrobe, central heating radiator, ceiling fan, double glazed window to front elevation.



Bedroom Two

8' 1" x 9' 7" max (2.46m x 2.92m max)

Carpeted floor, central heating radiator, ceiling fan, double glazed window to rear elevation.

Bedroom Three

6' 5" x 8' 8" max (1.96m x 2.64m max)

Carpeted floor, central heating radiator, fitted wardrobe to the right, double glazed window to front elevation.

Bathroom

Bath with shower over, pedestal wash hand basin, low level W.C, double glazed obscured window to rear elevation, central heating radiator.

Rear Garden

Pleasant and spacious rear garden space, artificial lawn, patio area to rear, leading to outbuildings and greenhouse. Path to gated side access, outdoor tap, planters around edges, fence enclosed.

Outbuilding

9' 6" x 11' 1" (2.90m x 3.38m)

Electrics, double glazed windows to front and side elevations, PVC door.

Garage

8' 6" x 15' 9" (2.59m x 4.80m)

Up and over door, electrics, lighting





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

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315835 - 0003

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/HSW315835



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk