

for sale

offers in the region of **£180,000**



## Intended Street HALESOWEN B63 2TR

This traditional two bedroom terrace property is located in a sought after location, close to shops and other local amenities. Briefly comprising: lounge, large kitchen, utility, cellar, bathroom, two good sized bedrooms, separate W.C upstairs and a pleasant rear garden. Offered for sale with NO UPWARD CHAIN, viewing is highly recommended.



# Intended Street HALESOWEN B63 2TR

## Approach

Front door opening to:

## Lounge

11' 11" max x 10' 10" ( 3.63m max x 3.30m )

Double glazed window to front elevation, central heating radiator, brick fireplace, wood effect flooring, stairs to first floor accommodation

## Large Kitchen With Utility

19' 6" max x 11' 10" max ( 5.94m max x 3.61m max )

A large kitchen fitted with a range of wall and base units with work surfaces over, induction hob, integrated oven, cooker hood, sink and drainer, part tiling to walls, wood effect flooring, door and steps leading to cellar. Utility area comprising: central heating radiator, boiler, space and plumbing for appliances, two double glazed skylight windows to rear elevation, double glazed door to rear garden, door leading to:

## Bathroom

Central heating radiator, heated towel rail, pedestal wash hand basin, low level W.C, two double glazed obscured windows to side elevation, part tiling to walls, bath with shower over.

## Cellar

12' max x 10' 11" ( 3.66m max x 3.33m )

A large cellar with lighting, perfect for storage.

## Landing

Doors leading to:

## Bedroom One

12' max x 10' 10" ( 3.66m max x 3.30m )

Fireplace, central heating radiator, double glazed window to front elevation.

## Bedroom Two

12' max x 8' 11" plus recess ( 3.66m max x 2.72m plus recess )

Fireplace, central heating radiator, storage cupboard, double glazed window to rear elevation.

## Separate W.C

Low level W.C, wash hand basin, tiled splashback.



## Pleasant Rear Garden

A pleasant rear garden with a brick paved path leading to steps to lawn area, fence and hedge surrounded, door leading to:

## Storage Outbuilding

8' 9" x 8' 1" ( 2.67m x 2.46m )

A convenient storage building with loft access and a window to the side elevation







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](http://www.focalagent.com)

To view this property please contact Connells on

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Property Ref: HSW315814 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**view this property online [connells.co.uk/Property/HSW315814](http://connells.co.uk/Property/HSW315814)**



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