

for sale

£220,000



## Badgers Croft HALESOWEN B62 8AS

A well-presented two bedroom extended bungalow in cul-de-sac location in Halesowen, close to shops and other local amenities. This property has been well maintained through the years, briefly comprising: entrance hall, lounge, kitchen, inner hall, two bedrooms, bathroom, garage en bloc, an attractive frontage and a pleasant rear garden

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## Approach

The property has an attractive frontage with wooden sleepers, a cobbled pathway leading to steps up to double glazed front door. gated covered access to rear garden, garage en bloc, planted garden area.

## Entrance Hall

Central heating radiator, wood effect flooring, door leading to:

## Lounge/Dining Room

15' 2" x 11' 4" ( 4.62m x 3.45m )

Central heating radiator, space for dining table, double glazed window to front elevation, door to inner hall, door leading to:

## Kitchen

12' 1" x 5' 10" plus door recess ( 3.68m x 1.78m plus door recess )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, gas hob with splashback, integrated oven, cooker hood over, space for appliances, wood effect flooring, spotlights to ceiling, double glazed window to front elevation, storage cupboard housing boiler with space and plumbing for washing machine, door leading to sheltered side access.

## Inner Hall

Doors leading to:

## Bedroom One

14' 1" x 10' 10" ( 4.29m x 3.30m )

An extended master bedroom, central heating radiator, double glazed window to rear elevation.

## Bedroom Two

17' 4" x 6' 6" ( 5.28m x 1.98m )

Central heating radiator, double glazed window to rear elevation, fitted wardrobes.

## Bathroom

Wood effect flooring, tiled walls, pedestal wash hand basin, low level W.C, bath with shower over, heated towel rail, double glazed obscured window to side elevation.



## Covered & Gated Side Access

There is a door from the kitchen to gated, slabbed and covered side access to front of property, fitted with electrics and an outside tap. There is then a further lockable door that leads to the rear garden.

## Pleasant Rear Garden

A pleasant rear garden with slabbed patio area with steps up to pebbled area, steps to further garden, planted garden in areas, fencing to borders.

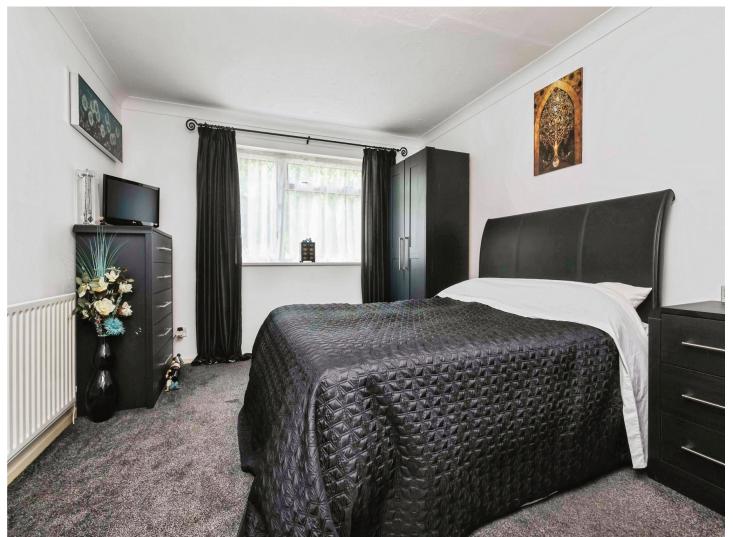
## Garage En Bloc

13' x 7' 10" ( 3.96m x 2.39m )

A convenient garage space with an up and over door

## Listers Remarks

The property has had a NEW BOILER FITTED as of FEBRUARY 2025, and has also had LOFT INSULATION installed AFTER THEIR CURRENT EPC WAS DONE.





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)

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**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315926 - 0005

Tenure:Freehold EPC Rating: E

Council Tax Band: B

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