

for sale

offers in the region of **£325,000**



## Frankley Avenue Halesowen B62 0DX

A delightful family home in a sought after and convenient location close to shops, schools and transport links. Offered for sale with NO UPWARD CHAIN, the property briefly comprises: porch, hallway, through lounge/dining room, kitchen, utility, downstairs w.c, small garage/store, three bedrooms, bathroom, pleasant rear garden and driveway to the front. Early viewing is essential to avoid disappointment.



# Frankley Avenue Halesowen B62 0DX

## Approach

The property has a driveway to the front with up and over door opening to small garage/storage, front door opens to porch

## Porch

Door to hallway

## Hallway

Stairs to first floor accommodation, central heating radiator, doors leading to:

## Through Lounge/Dining Room

27' 9" into bay x 11' 2" max ( 8.46m into bay x 3.40m max )

Double glazed bay window to front elevation, two central heating radiators, gas fire with feature surround, coving to ceiling, double glazed windows and door to rear elevation

## Kitchen

7' 11" x 7' ( 2.41m x 2.13m )

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, space for cooker with cooker hood over, part tiling to walls, door to pantry, double glazed window to rear elevation, door to utility

## Utility

8' 7" plus recess x 7' 5" ( 2.62m plus recess x 2.26m )

Double glazed door to rear garden, cupboards and work surfaces, plumbing for washing machine, space for appliances, central heating boiler, door to w.c and door to storage

## W.C

Low level w.c, wash hand basin, extractor

## First Floor Landing

Double glazed obscured window to side elevation, loft access and doors leading to:





## Bedroom One

14' 6" into bay x 11' 2" max ( 4.42m into bay x 3.40m max )

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

## Bedroom Two

14' into bay x 10' 6" max ( 4.27m into bay x 3.20m max )

Double glazed bay window to rear elevation, central heating radiator

## Bathroom Three

7' x 6' 2" ( 2.13m x 1.88m )

Double glazed feature window to front elevation, central heating radiator

## Bathroom

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

## Rear Garden

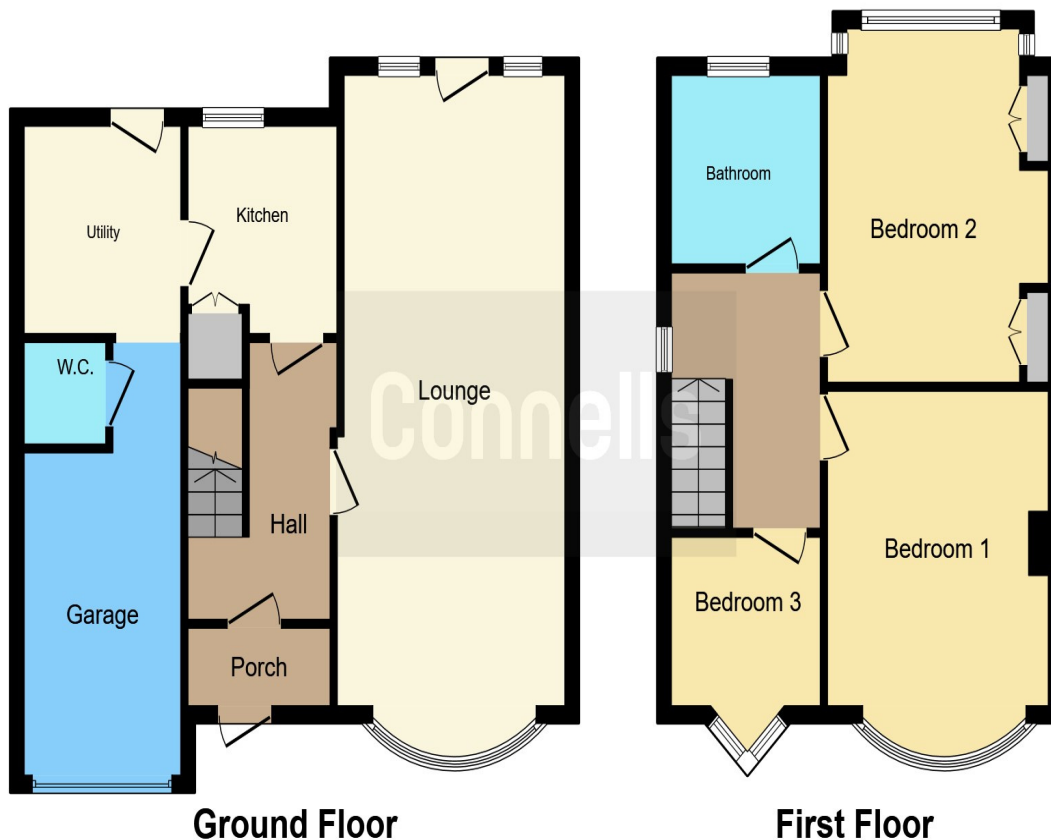
A pleasant rear garden perfect for families and entertaining with patio area, lawns beyond with pathway to the rear, mature plants and shrubs, fencing to borders

## Small Garage/Storage

9' 11" x 7' 4" ( 3.02m x 2.24m )

Useful storage space with up and over door and door to utility





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

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

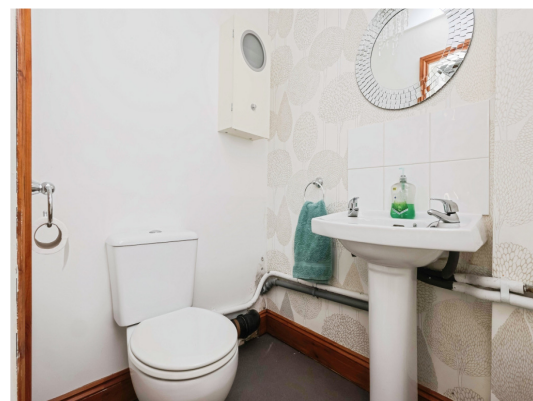
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315953 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: D

**view this property online [connells.co.uk/Property/HSW315953](http://connells.co.uk/Property/HSW315953)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)