

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

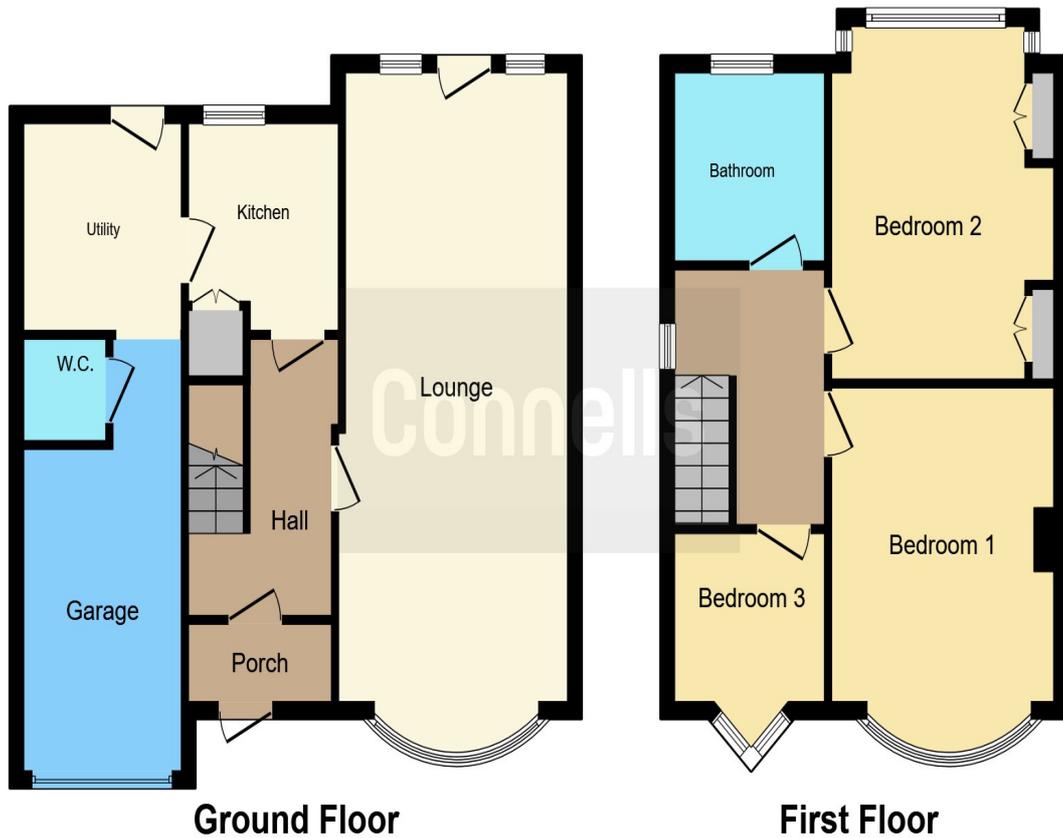
A pleasant rear garden perfect for families and entertaining with patio area, lawns beyond with pathway to the rear, mature plants and shrubs, fencing to borders

## 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





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Property Ref: HSW315953 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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