for sale

offers in the region of

£240,000



# Abbey Road Halesowen B63 2HG

Recently renovated, this three bedroom semi-detached home is offered for sale with NO UPWARD CHAIN. Briefly comprising: kitchen, lounge, dining room, downstairs shower room, study/bedroom four, three first floor bedrooms, bathroom and garden to the rear. Conveniently located for shops, schools and transport links





## Abbey Road Halesowen B63 2HG

## **Approach**

The property has a paved frontage with double glazed door to porch

## Porch/Hallway

Double glazed window to front and side elevation, tiled flooring, stairs to first floor landing, leading through to dining room

## **Dining Room**

13' x 9' 7" ( 3.96m x 2.92m )

Double glazed French doors to rear garden, wood effect flooring, central heating radiator, doors to lounge and kitchen

### Lounge

12' 5" x 9' 6" max ( 3.78m x 2.90m max )

Double glazed window to rear elevation, central heating radiator, wood effect flooring

#### **Kitchen**

11' 4" plus recess x 6' 3" ( 3.45m plus recess x 1.91m )

Fitted with wall and base units with work surface over, sink and drainer, gas hob, integrated oven, tiled flooring and door to inner hall

#### **Inner Hall**

Door to front, doors leading to shower room and study/bedroom four

#### **Shower Room**

Comprising: shower cubicle, low level w.c, wash hand basin, wash hand basin, tiled flooring, double glazed obscured window to front elevation

## Study/Bedroom Four

6' 6" x 6' 6" ( 1.98m x 1.98m )

Double glazed window to rear elevation, central heating radiator, wood effect flooring

## **First Floor Landing**

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



#### **Bedroom One**

12' 5" x 9' 7" ( 3.78m x 2.92m )

Double glazed window to rear elevation, wood effect flooring, central heating radiator

#### **Bedroom Two**

9' 10" x 9' 6" ( 3.00m x 2.90m )

Double glazed window to rear elevation, central heating radiator, wood effect flooring

#### **Bedroom Three**

6' 4" x 6' 3" ( 1.93m x 1.91m )

Double glazed window to side elevation, central heating radiator, wood effect flooring

#### **Shower Room**

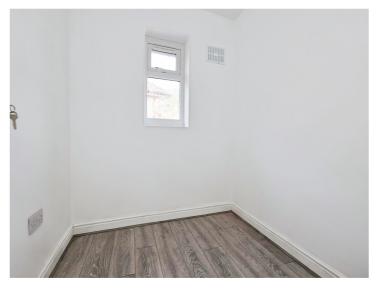
Comprising: shower cubicle, low level w.c, wash hand basin, heated towel rail, central heating boiler, tiled floor, double glazed obscured window to front elevation

## **Rear Garden**

Patio area with lawns beyond and fencing to borders











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: HSW315873 - 0005 Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/HSW315873





<sup>1.</sup> 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.