

for sale

offers in the region of **£350,000**



Stuart Road Halesowen B62 0EB

A delightful family home in a sought after location benefitting from a large garden to the rear and off road parking to the front. Offered for sale with NO UPWARD CHAIN, the property briefly comprises: porch, hallway, open-plan lounge/dining room, extended kitchen, utility/storage, three bedrooms, re-fitted bathroom with separate w.c. Situated close to well-respected schools, shops and transport links to Birmingham, this property must be viewed to be appreciated.

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Approach

The property has a driveway to the front with double glazed patio door opening to porch

Porch

Tiled flooring and door opens to hallway

Hallway

Stairs to first floor accommodation, central heating radiator, under stairs storage cupboard and door to lounge

Open Plan Lounge/Dining Room

27' 7" max x 10' 5" max (8.41m max x 3.17m max)

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

Kitchen

10' 7" x 14' 11" max (3.23m x 4.55m max)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for American fridge freezer, plumbing for dishwasher, tiled flooring, built in double oven, electric hob with cooker hood over, double glazed window to rear elevation, door opening to rear garden, door to utility/storage

Utility/Storage

18' 5" x 6' 2" max (5.61m x 1.88m max)

Up and over door to front, plumbing for washing machine, central heating boiler, tiled flooring

First Floor Landing

Double glazed obscured window to side elevation, storage cupboard, loft access with pull down ladder and boarding, doors leading to:

Bedroom One

14' 7" into bay x 10' 5" max (4.45m into bay x 3.17m max)

Double glazed bay window to front elevation, central heating radiator, coving to ceiling, fitted wardrobes



Bedroom Two

12' 11" x 10' 5" max (3.94m x 3.17m max)

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

Bedroom Three

7' 11" x 7' 8" (2.41m x 2.34m)

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

Re-Fitted Bathroom

Comprising: bath with shower over, vanity wash hand basin, part tiling to walls, heated towel rail, tiled flooring, double glazed obscured window to front elevation

Separate W.C

Low level w.c, tiled flooring, double glazed obscured window to side elevation

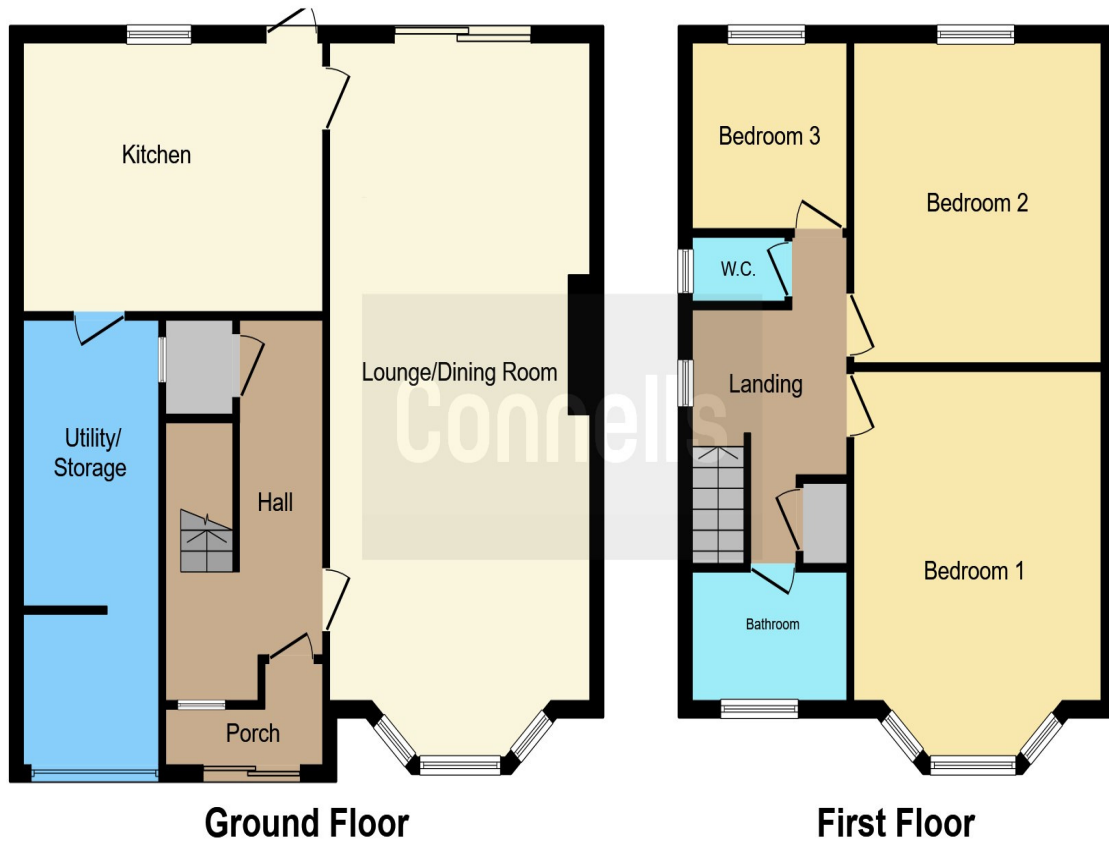
Rear Garden

A large rear garden perfect for families and entertaining with patio area, lawns beyond, door to outside w.c, with tiled flooring, low level w.c, electric heater and double glazed obscured window to rear. Step down to lawned area with greenhouse and pathway leads to further garden with useful workshop with power and water. Outside tap and fencing to boundary.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly





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

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Property Ref: HSW315367 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: D

view this property online connells.co.uk/Property/HSW315367



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