

for sale

offers in the region of **£220,000**



Highfield Road HALESOWEN B63 2DH

A deceptively spacious traditional three bedroom home benefitting from garage and off road parking to the rear. Conveniently located for shops, schools and transport links, the property briefly comprises: hallway, lounge, cellar, sitting room, kitchen, bathroom, three good sized bedrooms and pleasant rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a walled fore garden with block paved frontage, gate to shared rear access and front door opens to hallway

Hallway

Wood effect flooring, central heating radiator, door to cellar and door to lounge

Lounge

13' 11" into bay x 10' 1" max (4.24m into bay x 3.07m max)

Double glazed bay window to front elevation, feature fireplace, wood effect flooring, central heating radiator, coving to ceiling

Cellar

11' 9" max x 10' 2" (3.58m max x 3.10m)

Power and lighting

Sitting Room

13' 10" max x 12' 2" (4.22m max x 3.71m)

Window to rear elevation, wood effect flooring, fireplace, stairs to first floor accommodation, central heating radiator, modern open plan design leading into the kitchen

Kitchen

12' 5" x 9' 9" (3.78m x 2.97m)

Fitted with a range of wall and base units with wooden work surfaces over, Belfast sink with mixer tap over, Range cooker, space for fridge freezer, tiled flooring, central heating radiator, two windows to side elevation, door to inner hall

Inner Hall

Wood effect flooring, door to bathroom and double glazed door to rear garden

Bathroom

Comprising: spa bath with shower over, low level w.c, wash hand basin, tiled walls, central heating radiator, obscured window to rear elevation

First Floor Landing

Built in storage cupboard, doors leading to:



Bedroom One

12' 2" x 10' 3" max (3.71m x 3.12m max)

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

Bedroom Two

12' 2" x 10' 2" (3.71m x 3.10m)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

12' 1" max x 10' 3" (3.68m max x 3.12m)

Double glazed window to rear elevation, central heating radiator built in cupboard, further cupboard with access to loft space

Rear Garden

A pleasant rear garden perfect for families and entertaining with patio area, lawn beyond, fencing and walled borders, door to garage, hardstanding for parking with gates to the rear. Gate to shared front access

Garage

18' 1" x 9' 3" (5.51m x 2.82m)

Up and over door, door to rear garden





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: HSW315762 - 0006

Tenure: Freehold EPC Rating: E

Council Tax Band: B

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