

for sale

offers in the region of **£185,000**



## Park Lane Halesowen B63 2NT

Conveniently located for shops, schools and transport links, this deceptively spacious two bedroom semi-detached home benefits from a driveway to the front and garden to the rear. In need of some modernisation, the property offers great potential and briefly comprises: hallway, lounge, breakfast kitchen, utility, two bedrooms and bathroom. Viewing recommended

# Park Lane Halesowen B63 2NT

## Approach

The property has a driveway with planted borders and walled fore-garden, gate to rear garden and door opens to hallway

## Hallway

Stairs to first floor accommodation, doors open to lounge and kitchen

## Lounge

15' into bay x 12' 9" max ( 4.57m into bay x 3.89m max )

Double glazed bay window to front elevation, gas fire with feature surround, coving to ceiling, electric heater

## Breakfast Kitchen

12' 6" max x 12' 5" ( 3.81m max x 3.78m )

Fitted with a range of units with work surfaces over, sink and drainer, space for cooker, under stairs storage cupboard, coving to ceiling, door to utility, double glazed window to rear elevation

## Utility Room

9' 10" x 4' 4" ( 3.00m x 1.32m )

Double glazed window to side elevation, sink, plumbing and space for washing machine, double glazed door opens to the rear garden

## First Floor Landing

Doors leading to:

## Bedroom One

12' 7" x 12' 5" max ( 3.84m x 3.78m max )

Double glazed window to front elevation, electric heater

## Bedroom Two

12' 5" max x 9' 5" ( 3.78m max x 2.87m )

Double glazed window to rear elevation, coving to ceiling, cupboard housing water tank

## Bathroom

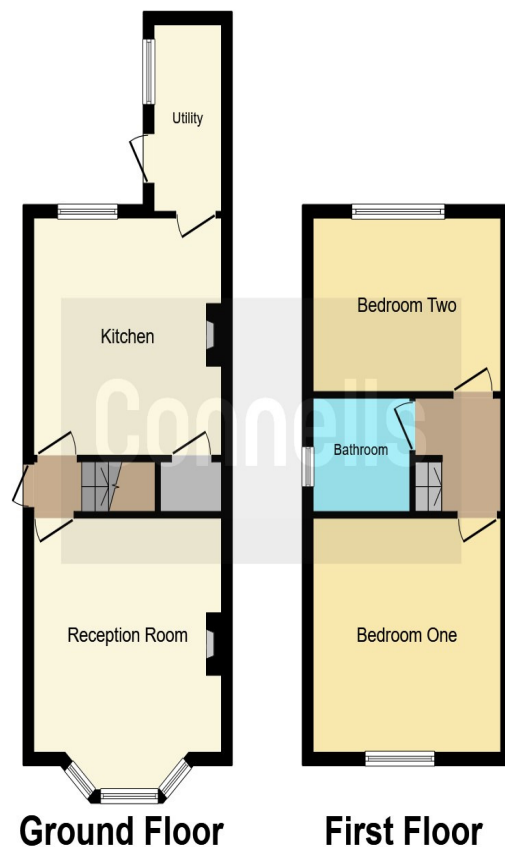
Comprising: bath, wash hand basin, low level w.c, electric radiator, part tiling to walls, double glazed obscured window to side elevation



## Rear Garden

A pleasant rear garden with slabbed patio, outside tap, pathway to the rear, variety of mature shrubs and trees, gate to front access, timber structure with outside w.c and ample storage





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)

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Property Ref: HSW315823 - 0004

Tenure:Freehold EPC Rating: F

Council Tax Band: B

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