

for sale

offers in the region of **£275,000**



Sycamores Halesowen Street Rowley Regis B65 0HE

A lovely traditional home with good sized accommodation throughout, the property offers further potential and is ideal for families with three good sized bedrooms, two reception rooms, pleasant garden and off road parking. Contact Connells on 0121 550 6465 to arrange a viewing

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Approach

The property has a driveway to the front with pebbled area, double gates open to further parking and the rear garden. Step to porch

Porch

Tiled flooring, window to side elevation, door to hallway

Hallway

Tiled flooring, under stairs cupboard, stairs to first floor accommodation and doors leading to:

Lounge

12' max x 12' 1" plus bay (3.66m max x 3.68m plus bay)

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

Dining Room

12' 6" plus bay x 12' 4" max (3.81m plus bay x 3.76m max)

Bay window to rear elevation, wood effect flooring, feature fireplace with log burner, coving to ceiling, central heating radiator

Kitchen

10' 7" x 8' 10" plus recess (3.23m x 2.69m plus recess)

Fitted with a range of wall and base units with wood work surfaces over Belfast sink, Range Cooker, window to rear elevation, tiled flooring, space for fridge freezer, door to utility

Utility

8' 7" x 7' 2" (2.62m x 2.18m)

Plumbing for washing machine, windows to rear and side elevation, tiled flooring, door to rear garden

Downstairs W.C

Low level w.c, wash hand basin, two double glazed obscured windows to front elevation

First Floor Landing

Window to side elevation, loft access and doors leading to:

Bedroom One

12' x 11' 2" max (3.66m x 3.40m max)

Double glazed window to front elevation, central heating radiator, built in wardrobes, picture rail



Bedroom Two

12' 4" max x 10' 1" (3.76m max x 3.07m)

Double glazed window to rear elevation, central heating radiator, picture rail

Bedroom Three

9' 11" x 9' 11" max (3.02m x 3.02m max)

Double glazed window to rear elevation, central heating radiator

Bathroom

Comprsing: bath with shower over, heated towel rail, vanity wash hand basin, low level w.c, tiling to walls and double glazed obscured window to front elevation

Rear Garden

A good sized rear garden with patio area, artificial lawn with fencing to borders, brick built storage, large timber shed currently sed as a gym, double gates open to the front of the property



To view this property please contact Connells on

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10 Hagley Road
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Property Ref: HSW316089 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

view this property online connells.co.uk/Property/HSW316089



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