

for sale

offers in the region of **£200,000**



Wesley Avenue Halesowen B63 2PJ

A traditional three bedroom family home with lots of potential, benefitting from flexible accommodation throughout and a spacious rear garden. Offered with NO UPWARD CHAIN the property briefly comprising: entrance hall, lounge/dining area, kitchen, W.C/Utility, three bedrooms, family bathroom, driveway, garage, spacious rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

Wesley Avenue Halesowen B63 2PJ

Approach

The property has a driveway to the front, with a step up the front door, there is shared side access to the garage and gated access to the spacious rear garden.

Entrance Hall

Central heating radiator, stairs up to first floor accommodation, storage cupboard, doors leading to:

Lounge/Dining Room

10' 5" max x 27' 1" into bay (3.17m max x 8.26m into bay)

A spacious lounge/dining space with a fireplace, two central heating radiators, double glazed bay window to front elevation, double glazed patio doors opening to rear garden.

Kitchen

5' 8" x 8' 11" (1.73m x 2.72m)

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, space for appliances, boiler, part tiled walls, double glazed window to side elevation, double glazed door opening to spacious rear garden.

W.C/Utility Room

A convenient outbuilding accessed via the rear garden, there is a low level W.C, space and plumbing for appliances, obscured window to side elevation.

Landing

Double glazed obscured window to side elevation, loft access, doors leading to:

Bedroom One

10' 8" max x 14' 6" into bay (3.25m max x 4.42m into bay)

Double glazed bay window to front elevation, central heating radiator

Bedroom Two

10' 8" max x 12' 8" (3.25m max x 3.86m)

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

5' 8" x 7' 6" (1.73m x 2.29m)

Double glazed window to front elevation.



Re-Fitted Family Bathroom

A re-fitted family bathroom with tiled walls, low level W.C, vanity wash hand basin, large shower cubicle, mirrored storage unit, double glazed obscured window to rear elevation, central heating radiator.

Spacious Rear Garden

A spacious and private rear garden with lots of potential. There is a patio area with steps down to a lawned area containing a wood shed and gated side access to the garage and front of the property. Steps down to second lawn, further steps down to further garden with wood sheds and greenhouse, fence enclosed.

Garage

8' 5" x 15' 10" (2.57m x 4.83m)

A convenient garage space with up and over door.

Agent Notes

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

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316081 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/HSW316081



1. 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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk