

for sale

offers in the region of **£190,000**



Colley Lane Halesowen B63 2UD

A deceptively spacious two bedroom home perfect for first time buyers; benefitting from secure parking to the rear and briefly comprising: lounge, downstairs w.c, kitchen, two double bedrooms, re-fitted shower room, low maintenance rear garden leading to the parking area. Conveniently located for shops, schools and transport links and well-presented throughout, this property must be viewed to be appreciated.

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Approach

The property has a walled foregarden with wrought iron gate opening to pathway with step to front door, access to the gated parking to the rear

Lounge

20' inc stairs x 10' 6" (6.10m inc stairs x 3.20m)

Double glazed window to front elevation, central heating radiator, stairs to first floor accommodation and door to inner hall

Inner Hall

Door to under stairs storage cupboard and downstairs w.c,

Downstairs W.C

Comprising: low level w.c, wash hand basin, central heating radiator and extractor fan

Kitchen

9' 10" x 7' 8" (3.00m x 2.34m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven with gas hob and extractor over, plumbing for washing machine, space for appliances, double glazed window to rear elevation and double glazed door opening to the rear garden

First Floor Landing

Access to loft, central heating radiator and doors leading to:

Bedroom One

11' 2" x 10' 1" max (3.40m x 3.07m max)

Double glazed window to rear elevation, central heating radiator

Bedroom Two

11' x 10' 9" (3.35m x 3.28m)

Double glazed window to front elevation, central heating radiator

Re-Fitted Shower Room

Comprising: shower cubicle, part tiling to walls, low level w.c, vanity wash hand basin, extractor, central heating radiator

Rear Garden

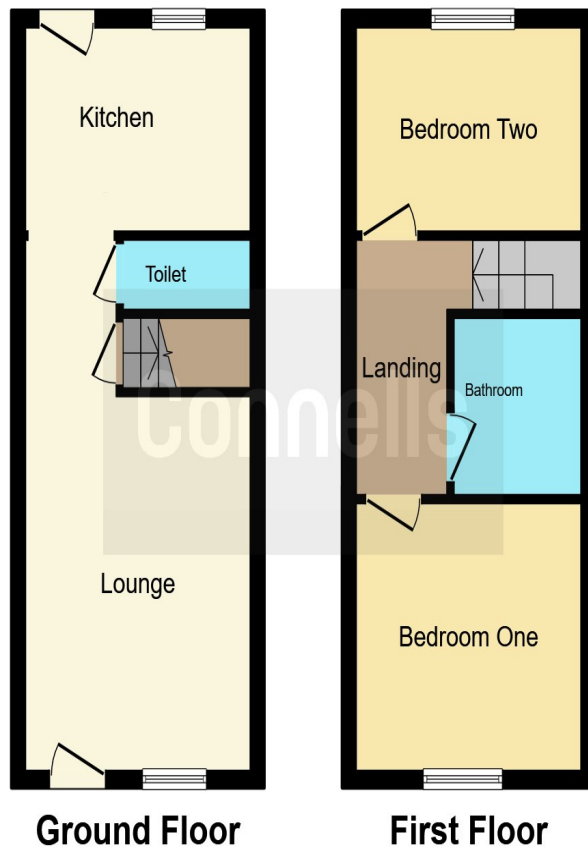
Paved and pebbled patio area with raised beds, fencing to borders and steps to the rear leading to the parking area

Parking

There is gated access to the rear parking area, the vendor advised there are two allocated spaces to the rear of their property







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: HSW316165 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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