

for sale

offers in the region of **£185,000**



Intended Street HALESOWEN B63 2TR

This traditional and well-presented two-bedroom end terrace property is located in a sought-after location, close to shops and other local amenities, benefiting from PARKING TO THE REAR this property is perfect for first time buyers. Briefly comprising lounge, cellar, large kitchen/dining area, first floor bathroom, two good sized bedrooms, pleasant rear garden, parking to the rear. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has parking to the rear of the property, access from the side of the property, there is also gated side access to the rear garden. To the front of the property there is a front door opening to the lounge

Lounge

12' 8" plus recess x 11' 3" (3.86m plus recess x 3.43m)

Central heating radiator, spotlights to ceiling, double glazed window to front elevation, stairs up to first floor accommodation, door opening to:

Cellar

10' 10" x 12' 10" (3.30m x 3.91m)

A convenient cellar space with lighting and potential.

Kitchen/Dining Area

10' 9" max x 14' 1" plus recess (3.28m max x 4.29m plus recess)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for plumbing and appliances, integrated oven, gas hob with extractor over, boiler, part tiling to walls, tiled flooring, spotlights to ceiling, central heating radiator, space for dining table, double glazed window to rear elevation, double glazed door opening to rear garden.

Landing

Central heating radiator, doors leading to:

Bedroom One

11' 5" max x 12' 9" (3.48m max x 3.89m)

Central heating radiator, double glazed window to front elevation.

Bedroom Two

7' 7" x 10' 8" (2.31m x 3.25m)

Central heating radiator, double glazed window to rear elevation.

Family Bathroom

Bath with shower over, low level W.C, vanity wash hand basin, part tiling to walls, central heating radiator, storage cupboard, extractor, loft access, double glazed obscured window to side elevation.

Pleasant Rear Garden

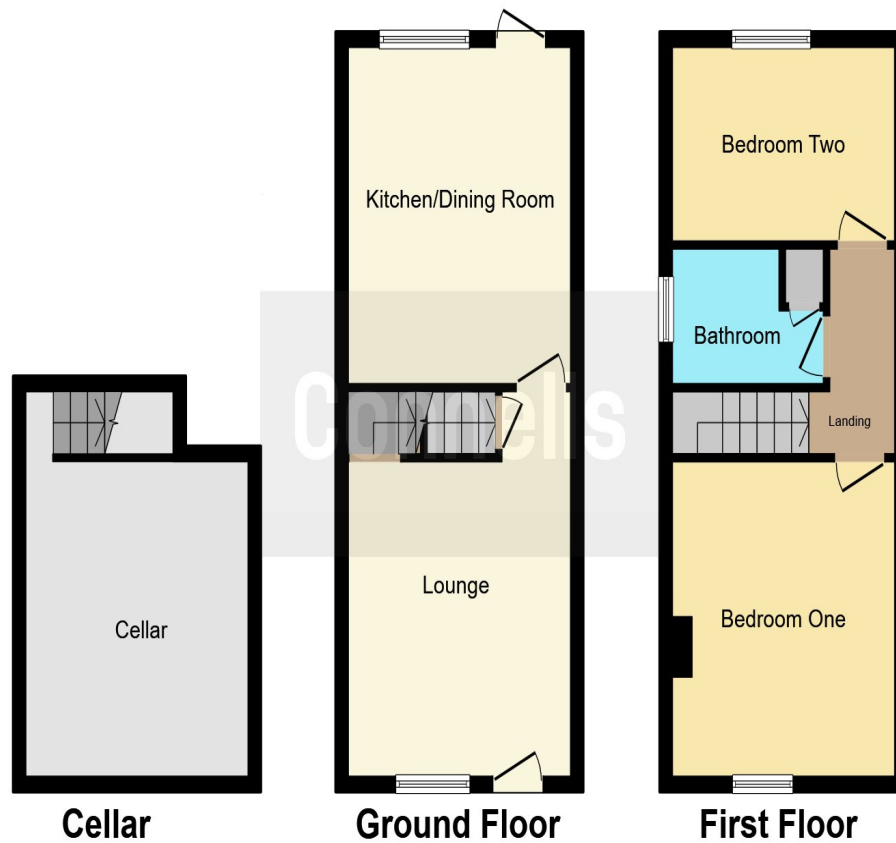
A pleasant rear garden with patio area, steps up to artificial grass beyond, gated side access to frontage and parking to rear, fence enclosed.

Off-Road Parking

There is off road parking to the rear of the 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: HSW316170 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/HSW316170



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