

for sale

offers in the region of **£260,000**



Littlehill Crescent HALESOWEN B63 2UE

A deceptively spacious three bedroom three storey town house in a popular and convenient location close to shops, transport links and other local amenities. Ideal for growing families, the property has versatile accommodation throughout and benefits from off-road parking and a garage. Briefly comprising: entrance hall, ground floor W.C, lounge, kitchen, reception room, three bedrooms, en-suite to master, family bathroom, garage, front and rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a pleasant front garden with well established shrubs and a pathway to the front door, there is a driveway to the front of the property with access via a dropped kerb.

Entrance Hall

Stairs up to first floor accommodation, storage cupboard, door to rear garden, door to:

Ground Floor W.C

A convenient ground floor W.C, central heating radiator, pedestal wash hand basin, tiled splashback, low level W.C, double glazed obscured window to rear elevation.

First Floor Landing

Double glazed window to rear elevation, double glazed window to front elevation, central heating radiator, stairs to second floor accommodation, doors leading to:

Kitchen

8' 7" x 9' 5" max (2.62m x 2.87m max)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, gas hob, extractor over, space and plumbing for appliances, under cupboard heating, part tiled walls, double glazed window to rear elevation.

Reception Room

Central heating radiator, double glazed French doors opening to Juliet balcony.

Lounge

10' 2" x 17' 8" (3.10m x 5.38m)

Central heating radiator, double glazed window to rear elevation, double glazed French doors opening to Juliet balcony.

Second Floor Landing

Loft hatch, double glazed window to rear elevation, doors leading to:



Bedroom One

10' 4" x 17' 8" max (3.15m x 5.38m max)

Central heating radiator, storage cupboard, built in wardrobes, double glazed window to front elevation, double glazed window to rear elevation, door to:

En-Suite To Master

Shower cubicle, pedestal wash hand basin, low level W.C, part tiling to walls, central heating radiator, double glazed obscured window to rear elevation.

Bedroom Two

9' 5" x 9' 7" (2.87m x 2.92m)

Central heating radiator, double glazed window to front elevation.

Bedroom Three

8' 1" x 9' 7" (2.46m x 2.92m)

Central heating radiator, double glazed window to rear elevation.

Family Bathroom

Bath with shower over, pedestal wash hand basin, low level W.C, part tiling to walls, double glazed obscured window to front elevation.

Garage

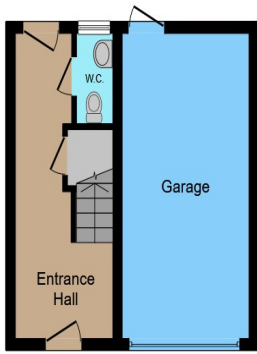
9' 10" x 18' (3.00m x 5.49m)

Up and over garage door, lighting, door to garden.

Rear Garden

Patio area, lawn beyond, wall and fence enclosed.





Ground Floor



First Floor



Second Floor

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HSW316143 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/HSW316143



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