

for sale

offers in the region of **£185,000**



Sunbury Road HALESOWEN B63 4DH

A fantastic property for first time buyers, this extended two bedroom home is located in the heart of Halesowen, close to shops, schools and transport links. Benefitting from off road parking to the front, the property briefly comprises: hallway, lounge, dining room, kitchen, utility, downstairs w.c, two good sized bedrooms, re-fitted bathroom and garden to the rear. Viewing is highly recommended

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Approach

The property has a driveway to the front with front door opening to hallway

Hallway

Stairs to first floor accommodation, door to lounge

Lounge

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

Double glazed window to front elevation, central heating radiator, coving to ceiling and door to dining room

Dining Room

15' 4" x 8' 6" max (4.67m x 2.59m max)

Double glazed French doors to rear garden, wood effect flooring, central heating radiator, under stairs storage cupboard, archway to kitchen, door to utility

Kitchen

9' 2" x 5' (2.79m x 1.52m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, induction hob, integrated oven.

Utility

10' 8" x 5' 3" max (3.25m x 1.60m max)

Double glazed window to side elevation, door to side shared entry, double glazed door to rear garden, door to w.c

Wc

Low level w.c, wash hand basin, double glazed window to rear elevation

First Floor Landing

Doors leading to:

Bedroom One

12' 10" max x 10' 4" (3.91m max x 3.15m)

Double glazed window to front elevation, central heating radiator, coving to ceiling, storage cupboard housing central heating boiler

Bedroom Two

10' x 8' 6" (3.05m x 2.59m)

Double glazed window to rear elevation, central heating radiator



Bathroom

Comprising: bath with shower over, vanity wash hand basin, low level w.c, wood effect flooring, tiled walls, heated towel rail, double glazed obscured window to rear elevation

Rear Garden

Patio area, fencing to borders.





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: HSW316187 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/HSW316187



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.

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