

for sale

offers in the region of **£195,000**



Green Lane Halesowen B62 9LN

A traditional two bedroom terraced property, thoughtfully improved by the current owners, situated in a convenient location close to shops and transport links. The property is offered with NO UPWARD CHAIN and benefits from versatile accommodation throughout. Briefly comprising: two reception rooms, cellarette, re-fitted kitchen, re-fitted bathroom, two good sized bedrooms, rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

Front door opening to:

Reception Room One

11' 1" max x 11' 1" max (3.38m max x 3.38m max)

Wood effect flooring, central heating radiator, double glazed window to front elevation, door to cellarette, door to:

Reception Room Two

11' 10" max x 11' 1" max (3.61m max x 3.38m max)

Wood effect flooring, central heating radiator, stairs to first floor accommodation, double glazed door opening to rear garden, door leading to:

Re-Fitted Kitchen

5' 10" x 9' 3" (1.78m x 2.82m)

A re-fitted kitchen fitted with a range of wall and base units with work surfaces over, sink and drainer, electric hob, integrated oven, two wall mounted shelves for additional storage, wall mounted breakfast bar, space for appliances, central heating radiator, part tiling to walls, double glazed window to side elevation, door to:

Re-Fitted Bathroom

A stunning re-fitted bathroom with wood effect flooring, low level W.C, vanity wash hand basin, storage cupboard housing boiler, bath with shower over, part tiling to walls, central heating radiator, spotlights to ceiling, two double glazed obscured windows to side elevation.

Landing

Doors to:

Bedroom One

11' 1" max x 11' 1" max (3.38m max x 3.38m max)

Wood effect flooring, central heating radiator, double glazed window to front elevation.

Bedroom Two

11' 1" max x 11' 11" max (3.38m max x 3.63m max)

Wood effect flooring, central heating radiator, storage cupboard, double glazed window to rear elevation.



Generous Rear Garden

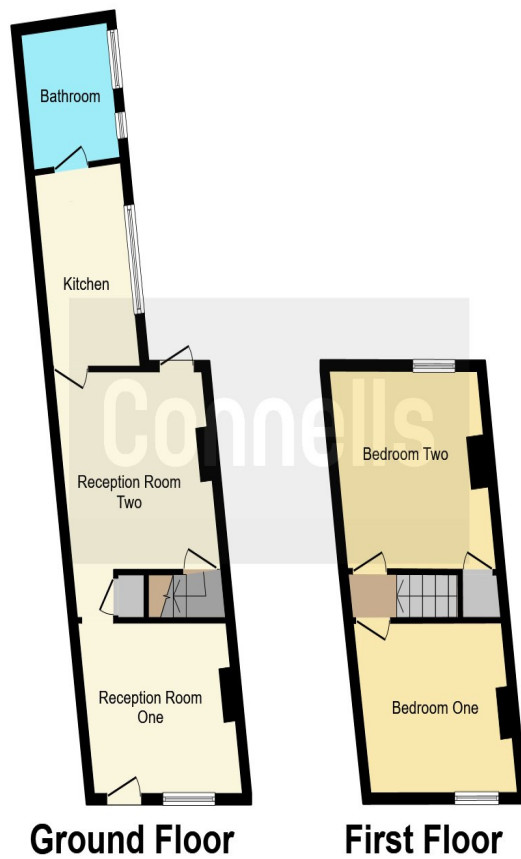
Paved patio area with wood chipping area beyond, brick storage building, wall and fence enclosed.

Listers Remarks

The property has been recently renovated. Including new carpets and wood effect flooring throughout, new light fixtures and fittings, new doors, new kitchen and bathroom.

The major systems in the property have been replaced, including a new boiler, all the downstairs windows and doors are A rated brand new, the electrical system has been changed along with all sockets and switches.





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: HSW316227 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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