

for sale

offers in the region of **£250,000**



The Drive HALESOWEN B63 2DS

A traditional three bedroom semi-detached home in a cul-d-sac location offered for sale with NO UPWARD CHAIN. Briefly comprising: porch, hallway with Minton tiled flooring, lounge, open-plan kitchen/dining room, lean-to, downstairs w.c, three bedrooms, family bathroom, pleasant rear garden and driveway to the front. Potential to extend 'subject to planning'.

Viewing highly recommended

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Approach

The property has a driveway to the front with door to porch and double doors opening to storage

Porch

Door opening to hallway

Hallway

Minton tile flooring, central heating radiator, stairs to first floor accommodation, doors leading to:

Lounge

14' 2" into bay x 11' 6" max (4.32m into bay x 3.51m max)

Double glazed bay window to front elevation, central heating radiator, fireplace, picture rail

Open-Plan Kitchen/Dining Room

19' 1" max x 11' 11" max (5.82m max x 3.63m max)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, electric hob with cooker hood over, part tiling to walls, plumbing for washing machine, built in cupboard, wood effect flooring, door to lean-to

Lean-To

11' x 5' 7" (3.35m x 1.70m)

Door to rear garden

Downstairs W.C

Low level w.c, wash hand basin, central heating boiler, double glazed obscured window to side elevation

First Floor Landing

Double glazed obscured window to side elevation, doors leading to:

Bedroom One

15' into bay x 11' 7" max (4.57m into bay x 3.53m max)

Double glazed bay window to front elevation, central heating radiator, picture rail, tiled fireplace, built in cupboard with drawers

Bedroom Two

11' 11" x 11' 8" max (3.63m x 3.56m max)

Double glazed window to rear elevation, central heating radiator, tiled fireplace, picture rail, access to loft space



Bedroom Three

6' 9" x 6' 9" (2.06m x 2.06m)

Double glazed window to front elevation, central heating radiator

Bathroom

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

Rear Garden

Patio area with lawns beyond, ornamental pond, outside tap, fencing to borders, timber shed, door to storage





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: HSW316242 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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