

for sale

offers in the region of **£265,000**



Fatherless Barn Crescent Halesowen B63 2ET

Three bedroom semi-detached family home in a popular and convenient location close to shops, transport links and other local amenities. Perfect for families the property briefly comprises: entrance hall, lounge/dining room, kitchen, utility room, downstairs W.C, office, three bedrooms, family bathroom, generously sized rear garden, pleasant front garden, driveway. Viewing is recommended to appreciate the accommodation on offer.

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Approach

The property has a driveway to the front, with a pleasant front lawn and planting bed, pathway with low walled borders to front door opening to:

Entrance Hall

Stairs up to first floor accommodation, central heating radiator, storage cupboard, doors leading to:

Lounge/Dining Room

12' 1" max x 23' 4" plus bay (3.68m max x 7.11m plus bay)

Wood effect flooring, log burner, two central heating radiators, space for dining table, double glazed bay window to front elevation, double glazed French doors opening to rear garden.

Kitchen

7' 9" max x 10' 1" max (2.36m max x 3.07m max)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, gas hob, extractor over, tiled walls, storage cupboard, double glazed window to rear elevation, double glazed window to side elevation, door to:

Utility Room

10' 10" max x 18' 5" max (3.30m max x 5.61m max)

Wood effect flooring, space and plumbing for appliances, door to rear garden, door to front of property, doors leading to:

Downstairs W.C

Wood effect flooring, low level W.C, low level W.C, window to side elevation.

Office

6' 3" max x 10' 3" max (1.91m max x 3.12m max)

Wood effect flooring, electric heater, double glazed window to side elevation, double glazed obscured window to front elevation.

Landing

Storage cupboard housing boiler, loft access, double glazed window to side elevation, doors leading to:

Bedroom One

10' 8" max x 11' 10" (3.25m max x 3.61m)

Central heating radiator, storage cupboard, central heating radiator.



Bedroom Two

10' 9" max x 11' 1" (3.28m max x 3.38m)

Central heating radiator, fitted wardrobes, double glazed window to rear elevation.

Bedroom Three

7' 11" max x 8' 7" max (2.41m max x 2.62m max)

Central heating radiator, double glazed window to front elevation.

Family Bathroom

Wood effect flooring, pedestal wash hand basin, low level W.C, bath with shower over, central heating radiator, tiled walls, double glazed obscured window to rear elevation.

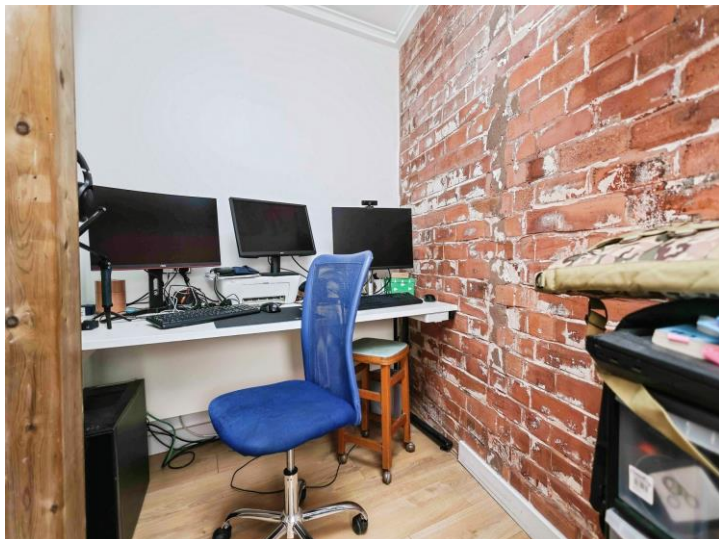
Spacious Rear Garden

An impressively spacious rear garden with patio area, steps down to further patio, lawn areas beyond, pathway to wood shed and outside storage building, additional patio area, fence enclosed.

Outside Storage Building

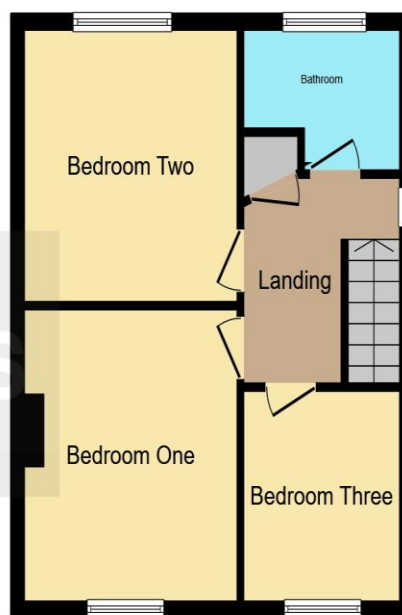
8' 2" x 15' 10" (2.49m x 4.83m)

Accessed via the rear garden this space offers convenience for storage.





Ground Floor



First Floor

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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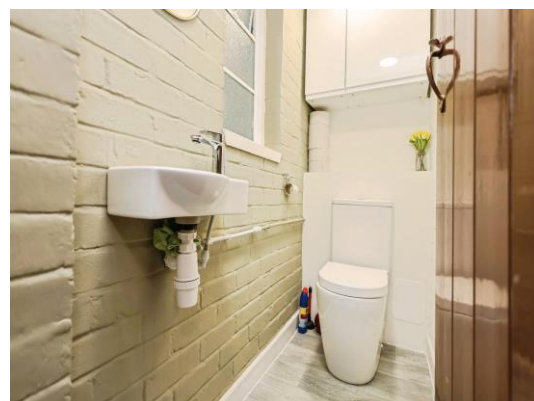
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316210 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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