

for sale

offers in the region of **£220,000**



Bath Meadow Halesowen B63 2XH

A deceptively spacious four 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, downstairs W.C, kitchen/dining room, lounge, four bedrooms, bathroom, front and rear garden, garage and driveway. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a block paved driveway to the front with lawned area, storm porch, front door opening to:

Entrance Hall

Wood effect flooring, stairs up to first floor accommodation, central heating radiator, doors leading to:

Downstairs W.C

Low level W.C, wash hand basin, tiled splashback, boiler, wood effect flooring.

Kitchen/Dining Room

10' 8" x 15' 11" (3.25m x 4.85m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for appliances, part tiling to walls, central heating radiator, wood effect flooring, double glazed window to rear elevation, space for dining table, door opening to rear garden.

First Floor Landing

Stairs up to second floor accommodation, doors leading to:

Lounge

10' 9" x 15' 11" max (3.28m x 4.85m max)

Storage heater, central heating radiator, two double glazed windows to rear elevation.

Bedroom Three

7' 5" x 9' 11" (2.26m x 3.02m)

Central heating radiator, double glazed window to front elevation.

Bathroom

Low level W.C, vanity wash hand basin, bath with shower over, central heating radiator, part tiling to walls, double glazed obscured window to front elevation.



Second Floor Landing

Loft access, doors leading to:

Bedroom One

10' 8" plus recess x 16' max (3.25m plus recess x 4.88m max)

Central heating radiator, double glazed patio door opening to balcony. Balcony has far reaching views.

Bedroom Two

8' 8" x 10' 8" (2.64m x 3.25m)

Central heating radiator, door to storage cupboard, double glazed window to front elevation.

Bedroom Four

6' 10" max x 7' 5" (2.08m max x 2.26m)

Central heating radiator, double glazed window to front elevation.

Garage

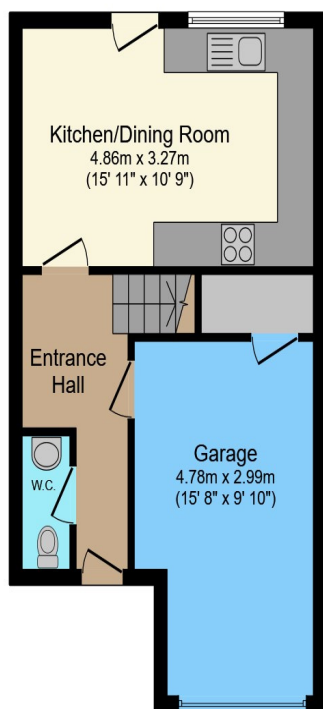
7' 10" max x 16' 8" (2.39m max x 5.08m)

Accessed via the frontage or the entrance hall, the garage has an up and over door, is fitted with lighting and electricity and has an additional storage cupboard.

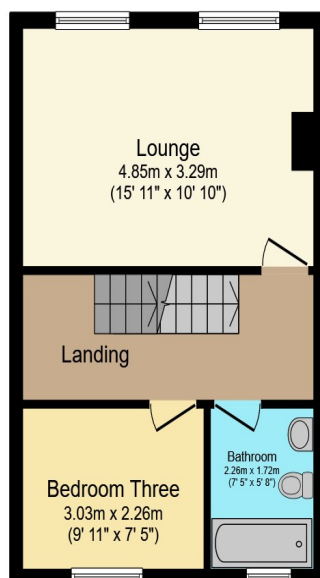
Rear Garden

Sheltered patio area with steps down to further garden with established shrubs, gated access to the rear, fence enclosed.

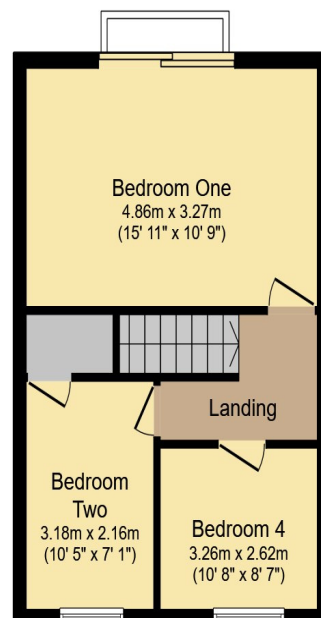




Ground Floor



First Floor



Second Floor

Total floor area 110.5 m² (1,189 sq.ft.) approx

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.propertybox.io

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Property Ref: HSW316283 - 0004

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: A

view this property online connells.co.uk/Property/HSW316283



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