

for sale

offers in the region of **£225,000**



Richmond Street Halesowen B63 4BB

A deceptively spacious traditional semi-detached home in the heart of Halesowen close to shops, schools and transport links. Briefly comprising: lounge, dining room, verandah, kitchen, two good sized bedrooms, first floor bathroom and pleasant rear garden. Retaining many period features, the property must be viewed to be appreciated.

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Approach

The property has a walled fore garden with steps to the front door. Gated shared access leads to the rear garden

Lounge

11' 10" max x 11' 8" plus bay (3.61m max x 3.56m plus bay)

Double glazed bay window to front elevation, central heating radiator, open fireplace with surround, composite door to front

Dining Room

11' 10" max x 11' 8" (3.61m max x 3.56m)

Door to cellarette, wooden storage cupboard, central heating radiator, window to rear, coving to ceiling, picture rail, access to stairs leading to the first floor

Verandah

14' 7" max x 7' 3" max (4.45m max x 2.21m max)

Double glazed window to side and rear elevation, tiled flooring, steps to kitchen.

Kitchen

9' 5" x 8' 8" max (2.87m x 2.64m max)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for cooker, under cupboard lighting, central heating radiator, space for fridge freezer, double glazed window to side, wood effect flooring, archway to open pantry with plumbing for washing machine

First Floor Landing

Doors leading to:

Bedroom One

11' 11" x 11' 10" max (3.63m x 3.61m max)

Double glazed windows to rear and side elevation, cupboard housing loft access, central heating radiator, feature fireplace

Bedroom Two

11' 11" x 11' 10" max (3.63m x 3.61m max)

Double glazed window to front elevation with far reaching views, central heating radiator



Bathroom

Comprising: bath with shower over, wash hand basin, low level w.c, central heating boiler, central heating radiator, coving to ceiling, part tiling to walls, storage cupboard, double glazed obscured window to rear elevation

Rear Garden

A pleasant rear garden perfect for entertaining with gated access from the shared entry and pathway to rear door, patio with pergola and steps to further patio, door to brick-built storage, outside tap, fencing and shrubs to borders





Total floor area 77.8 m² (837 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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To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316282 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: B

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