

PTN Estates

Residential Sales & Lettings



7 Avon Road, , Halesowen, B63 2LZ

£150,000

We are delighted to present this three-bedroom freehold spacious townhouse with NO UPWARD CHAIN, thoughtfully spread over three floors to provide comfortable and functional living space. Ideal for families, professionals, or individuals seeking a modern and versatile home, this property boasts a range of attractive features. There is an inviting lounge diner with French doors onto the rear garden, perfect for relaxing evenings or hosting gatherings. The fitted breakfast kitchen offers a delightful casual dining space. Upstairs, three generously sized bedrooms await, providing ample space for rest and relaxation. A re-fitted shower room adds a touch of luxury to the home, while a convenient ground floor w.c. enhances practicality. Storage is plentiful throughout the property, ensuring organizational ease for residents. Additionally, a garage provides secure parking and further storage solutions. Outside, there is a delightful rear garden.

NOTE: THIS HOUSE IS OF CONCRETE CONSTRUCTION SO PLEASE CHECK WITH YOUR MORTGAGE PROVIDER BEFORE VIEWING

Council Tax A

Hallway

With UPVC double glazed entrance door, gas central heating radiator and ceiling light point. Doors lead to the cloakroom /W.C, cloaks cupboards and storage room housing the Ideal boiler which is only two years old. Stairs lead to the first floor

Ground Floor Cloakroom/WC 0.86 x 1.89

Located to the front of the property and comprising of a low flush W.C and wall mounted wash hand basin Benefits include UPVC double glazing and ceiling light point

Cloaks Cupboard 0.86 x 1.89

With ceiling light point

Storage Room 1.52 x 3.26 (max)

Ceiling light point and wall mounted Ideal Boiler (2 years old)

First Floor Hallway

With UPVC double glazed door leading onto the rear garden, gas central heating radiator, ceiling light point, handy under stairs and storage cupboard Stairs lead to the second floor

Lounge / Diner 3.53 x 6.65

This amazing dual aspect room oozes light from the rear and front elevation. The main focal point is the brick built fire place that extends with display shelving inset with a coal effect electric fire surround. Benefits include UPVC double glazed French doors leading onto the rear garden and UPVC double glazing to the front elevation, two gas central heating radiators and door off to the breakfast kitchen

Breakfast Kitchen 3.18 x 2.82

Located to the front elevation and comprising of beech effect wall and base units complimented with rolled edge work tops, tasteful tiled splash back and stainless steel effect one and half bowl sink unit. Further enhanced built in double oven, gas hob and extractor hood. There is plumbing for an automatic washing machine and a handy walk in pantry cupboard. Benefits include UPVC double glazing, gas central heating and ceiling light point.

Landing

With loft access hatch, ceiling light point and doors leading off to the three bedrooms and shower room

Bedroom One 4.19 (max) x 3.36

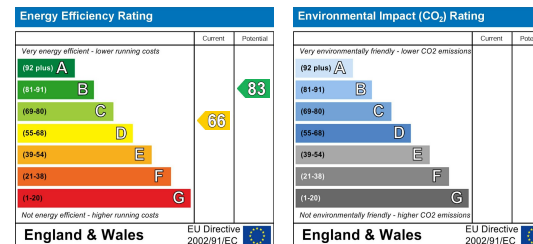
Located to the front elevation and benefiting from fitted wardrobes with storage above, UPVC double glazing, ceiling light point and gas central heating

Bedroom Two 4.19(max) x 3.20

Located to the rear elevation and benefiting from UPVC double glazing, ceiling light point and gas central heating

Bedroom Three 3.02 x 2.30

Located to the rear elevation and benefiting from UPVC double glazing, ceiling light point and gas central heating



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

Property Mark Client Protection Scheme Ref: - C000837, Property Redress Scheme (PRS) – Membership No. PRS001624