

For Sale

offers in the region of **£350,000**



Broadway Avenue HALESOWEN B63 3DR

Ideal for families, this four-bedroom semi-detached home occupies a corner plot in a popular central Halesowen location. Extended and finished to a good standard throughout with pleasant rear garden and driveway to the front, Viewing highly recommended

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Approach

The property occupies a good-sized corner plot with block paved driveway to the front, gate to rear access and front door opens to hallway

Reception Room

Double glazed bow window to front elevation, central heating radiator, doors leading to:

Fitted Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated double oven, gas hob with cookerhood over, space for American fridge freezer, plumbing for washing machine and dishwasher, part tiling to walls, wood effect flooring, double glazed bow window to front elevation, double doors open to lounge

Lounge/Dining Room

A lovely open-plan room with patio doors opening to the rear garden, double glazed window to rear elevation, coving to ceiling, two central heating radiators,

Inner Hall

Stairs to first floor accommodation, central heating radiator, door to w.c

Downstairs W.C

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

First Floor Landing

Double glazed obscured window to side elevation, airing cupboard, access to loft space and doors leading to:

Bedroom One

Double glazed window to rear elevation, central heating radiator

Bedroom Two

Double glazed window to rear elevation, central heating radiator, range of fitted wardrobes and dressing table



Bedroom Three

Double glazed window to front elevation, central heating radiator.

Bedroom Four

Double glazed window to front elevation, range of wardrobes and central heating radiator

Family Bathroom

Comprising: bath with shower over, vanity wash hand basin, low level w.c, heated towel rail, vanity cabinet, double glazed obscured window to side elevation

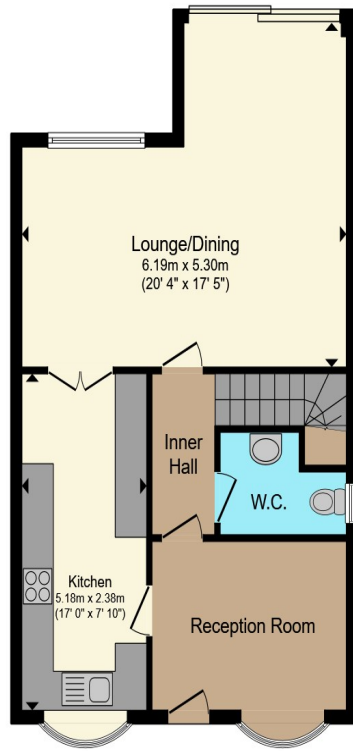
Rear Garden

A pleasant rear garden extending to the side perfect for families and entertaining with patio area, lawn beyond, decked patio area with sunny aspect, fencing to borders, summerhouse and timber shed, door to storage housing central heating boiler, outside tap and gate to front access

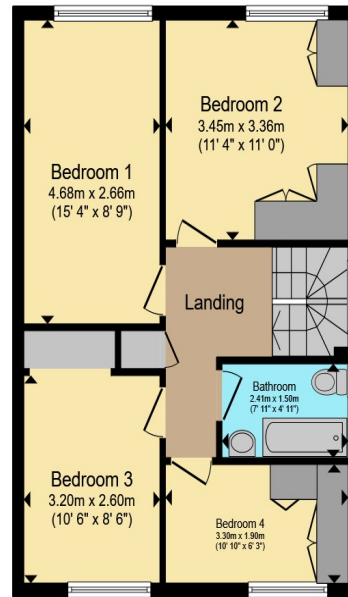
Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Ground Floor



First Floor

Total floor area 114.4 m² (1,232 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

Connells

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Property Ref: HSW316121 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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