

for sale

offers in the region of **£275,000**



## Valley Road Halesowen B62 9RR

A well-presented and much improved three-bedroom semi-detached home, situated in the sought-after Hurst Green area, conveniently located close to schools, transport links and local amenities. The property benefits from a refitted kitchen and bathroom, along with a driveway, making it well suited to a range of buyers. Briefly comprising: entrance hall, lounge, re-fitted kitchen/dining room, utility room with W.C, three bedrooms, re-fitted bathroom, pleasant rear garden, garage & driveway. Viewing is highly recommended to appreciate the accommodation on offer.

# Valley Road Halesowen B62 9RR

## Entrance Hall

Central heating radiator, stairs up to first floor accommodation, doors to:

## Approach

The property has a large, block paved driveway, access to the garage and steps up to the front door, opening to:

## Lounge

Central heating radiator, double glazed window to front elevation.

## Re-Fitted Kitchen/Dining Room

A large, re-fitted kitchen fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, electric hob, space for appliances, space for dining table, central heating radiator, door to pantry, double glazed window to rear elevation, door to rear garden, door to utility/W.C.

## Utility Room With W.C

A convenient utility room fitted with a range of wall and base units with work surfaces over, space and plumbing for appliances, part tiled walls, extractor, double glazed window to rear elevation.

There is also a low level W.C with a vanity wash hand basin.

## Landing

Central heating radiator, loft hatch, double glazed window to side elevation, doors to:

## Bedroom One

Central heating radiator, two double glazed windows to front elevation.

## Bedroom Two

Central heating radiator, double glazed window to rear elevation.



## Bedroom Three

Central heating radiator, double glazed window to front elevation.

## Re-Fitted Bathroom

A re-fitted bathroom with low level W.C, pedestal wash hand basin, bath with shower over, part tiling to walls, double glazed obscured window to side elevation, double glazed obscured window to rear elevation.

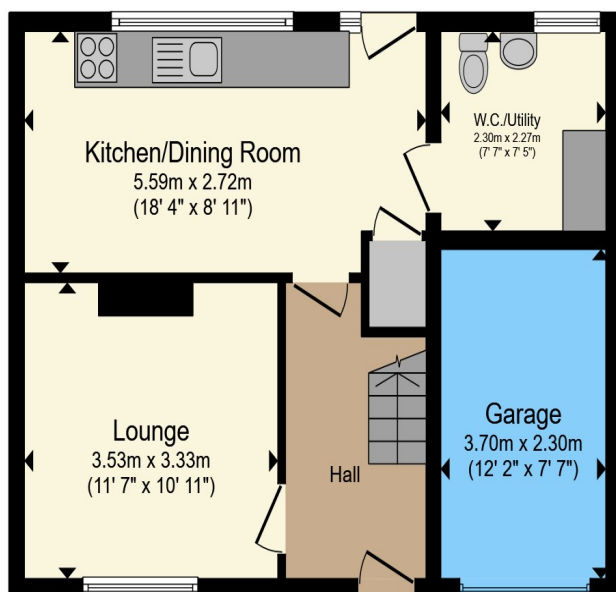
## Garage

Accessed via the driveway, up and over door.

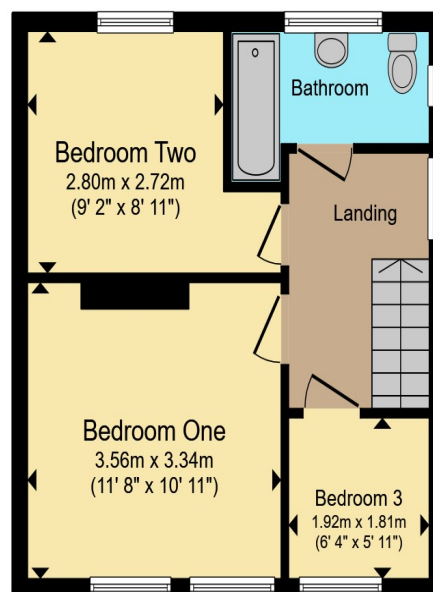
## Pleasant Rear Garden

The rear garden features an initial patio area with steps leading up to a further patio, along with a lawn and well-established shrubs. To the rear is an additional lawn and patio area, together with a timber shed. The garden is fully enclosed with fencing.





**Ground Floor**



**First Floor**

Total floor area 84.1 m<sup>2</sup> (905 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](http://www.propertybox.io)



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10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316583 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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