

For Sale

offers in the region of **£275,000**



Mayfield Road Hurst Green Halesowen B62 9QN

A three-bedroom semi-detached family home in a popular and convenient location close to shops, schools and transport links. This property benefits from a driveway and versatile accommodation throughout, making this home perfect for families looking to move to Halesowen.

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Approach

The property has a driveway to the front with a lawn area and path leading to front door, opening to:

Entrance Hall

Stairs to first floor accommodation, central heating radiator. Doors leading to:

Kitchen

Fitted with a range of wall and base units with work surfaces over, space for appliances, tiled floor, part tiling to walls, gas hob, extractor over, electric oven, sink and drainer, central heating radiator, breakfast bar, spotlights to ceiling, storage cupboard, double glazed window to rear elevation, rear door to garden.

Dining Room

Space for dining table, central heating radiator, door to kitchen, archway into lounge.

Lounge

Fireplace, double glazed bow window to front elevation.

First Floor Landing

Double glazed obscure window to side elevation, doors leading to:

Bedroom One

Storage cupboard, central heading radiator, double glazed window to front elevation.

Bedroom Two

Storage cupboard, central heating radiator, double glazed window to rear elevation.

Bedroom Three

Central heating radiator, double glazed window to front elevation.

Family Shower Room

Double glazed window rear elevation, heated towel rail, shower cubicle, vanity hand wash basin, low level W.C.



Garage

Fitted with an up and over door.

Rear Garden

A good-sized rear garden with patio area and lawn beyond, door to garage.

Aml Fee

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 107.5 m² (1,158 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: HSW316813 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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