



Taylor's

HALESOWEN, Charles Road

Offers In Region Of £150,000

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- In need of complete modernisation
- Two reception rooms
- Two double bedrooms
- Council tax band B
- Majority double glazing and Electric storage heaters
- Useful garage to the front
- No upward chain
- Cash buyers only due to construction of rear extension
- First floor bathroom
- Cul de sac location



This extended traditional terraced home offers an excellent opportunity for renovation and modernisation, making it an ideal investment or project for those looking to add value. The property is situated within an established cul-de-sac, enjoying a highly convenient location close to a wide range of local amenities, schools, and excellent transport links. The accommodation briefly comprises a welcoming entrance hall leading to a spacious living room and separate dining room. To the rear is a good-sized kitchen (Please note the kitchen is of single brick construction hence cash buyers only) with access to the garden. On the first floor, the landing gives access to two well-proportioned bedrooms and a bathroom. Externally, the property benefits from a garage and off-road parking suitable for a small vehicle. To the rear, there is a garden area which is currently overgrown but offers considerable scope for landscaping. This is a rare opportunity for cash purchasers to acquire a character property with no upward chain, in a sought-after location, with potential to add value through refurbishment. Tenure: Freehold. Construction: Brick built with tiled roof and single brick extension to rear. Services: All main services connected. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC E. Flood Risk Very Low.

Garage - 4.75m x 2.13m (15'7" x 7'0")

Hall

Living Room - 4.06m x 3.3m (13'4" max x 10'10" max)

Dining Room - 4.29m x 2.9m (14'1" x 9'6")

Kitchen - 4.29m x 2.9m (14'1" x 9'6")

First floor landing

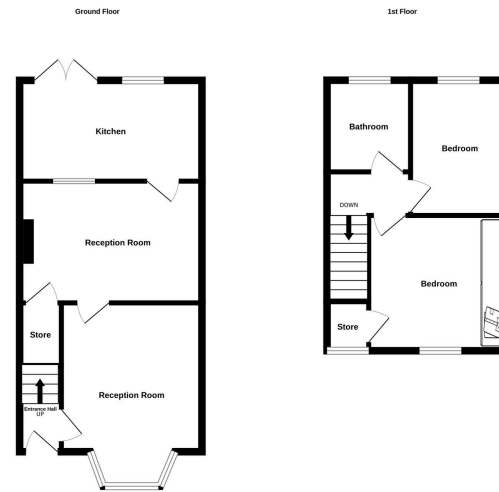
Bedroom One - 3.61m x 3.25m (11'10" x 10'8")

Bedroom Two - 3.25m x 3.2m (10'8" x 10'6")

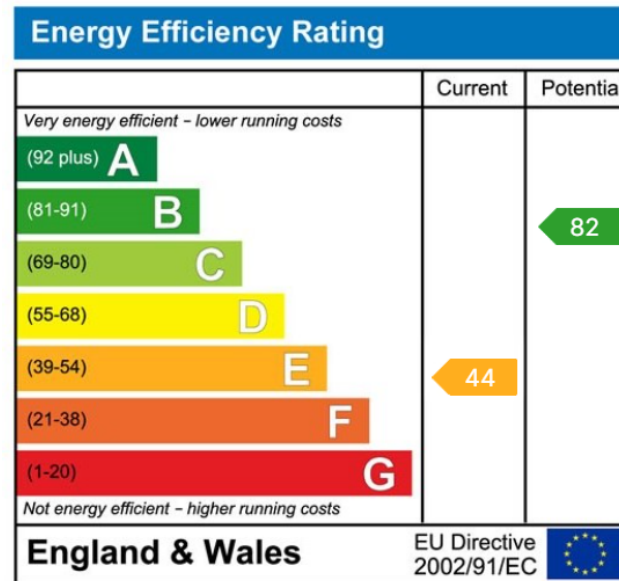
Bathroom - 2.26m x 2.11m (7'5" x 6'11")

Rear garden





Measurements are approximate. Not to scale. Boundary positions are taken as shown on the plan.



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