

For Sale

offers in the region of **£260,000**



Philip Road HALESOWEN B63 4EL

Ideal for growing families, this four-bedroom semi-detached home is located in central Halesowen close to well-respected primary and secondary schools. With spacious and versatile accommodation throughout, viewing is highly recommended to appreciate the accommodation on offer

Philip Road HALESOWEN B63 4EL

Approach

The property has a driveway to the front with door to side storage and front door opens to hallway

Hallway

Stairs to first floor accommodation, central heating radiator, double glazed window to front elevation, doors leading to:

Downstairs W.C

Low level wc, wash hand basin

Fitted Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, induction hob with extractor over, integrated double oven, integrated microwave, space for American fridge freezer, plumbing for dishwasher, spotlights to ceiling, central heating radiator, double glazed window to front elevation, door to side storage, cupboard housing central heating boiler, door to lounge

Lounge/Dining Room

Double glazed window to rear elevation, central heating radiator, coving to ceiling, wood effect flooring, open fire with feature fireplace, space for table and chairs, door to inner hall

Inner Hall

Door to rear garden, central heating radiator, door to ground floor bedroom, door opens to study area with door to storage room

Bedroom Four

Double glazed windows to side and rear elevation, wood effect flooring, central heating radiator, door to storage room

Storage Room/Bathroom

Previously a ground floor bathroom, vendors have advised plumbing is still in place.

Side Storage

A useful storage space with door to inner hall, door to kitchen and door to front. Plumbing for washing machine, power and lighting.



First Floor Landing

Storage 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

Bedroom Three

Double glazed windows to front and side elevation, storage cupboard, central heating radiator

Shower Room

Comprising: shower cubicle, vanity wash hand basin, low level wc, part tiling to walls, tiled flooring, two double glazed obscured windows to front elevation

Rear Garden

Patio with artificial lawn beyond, decked patio and pergola, fencing to borders

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





Total floor area 122.4 m² (1,317 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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To view this property please contact Connells on

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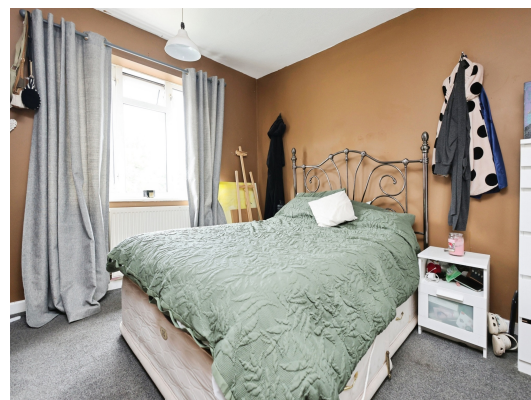
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316863 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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