

for sale

offers in the region of **£310,000**



Quarry Lane HALESOWEN B63 4PD

A three bedroom semi-detached family home in a popular and convenient location with close proximity to schools, shops and transport links, boasting generous living space with significant potential, along with for reaching views, this property is perfect for families and first time buyers looking to move to the Halesowen area. The property is offered with NO UPWARD CHAIN. Briefly comprising: porch, hallway, lounge, dining room, downstairs W.C, kitchen, three bedrooms, wet room, pleasant rear garden, driveway. Viewing is highly recommended to appreciate the accommodation on offer. MOTIVATED

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Approach

The property has a driveway to the front with gated access to the rear garden and a step up to the front door opening to:

Porch

Door to hallway.

Hallway

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

Downstairs W.C

A convenient downstairs W.C with wash hand basin, tiled splashback, low level W.C, double glazed obscured window to side elevation.

Lounge

Central heating radiator, fireplace, double glazed bay window to front elevation, double doors opening to:

Dining Room

Central heating radiator, double glazed patio doors opening to rear garden.

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated electric oven, gas hob, space and plumbing for appliances, part tiled walls, central heating radiator, double glazed window to rear elevation, double glazed window to side elevation, tiled flooring, door to rear garden.

Landing

Loft hatch, double glazed obscured window to side elevation, doors to:

Bedroom One

Central heating radiator, double glazed bay 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.

Wet Room

Central heating radiator, low level W.C, wet room shower, wash hand basin, part tiled walls, extractor, double glazed obscured window to rear elevation.

Rear Garden

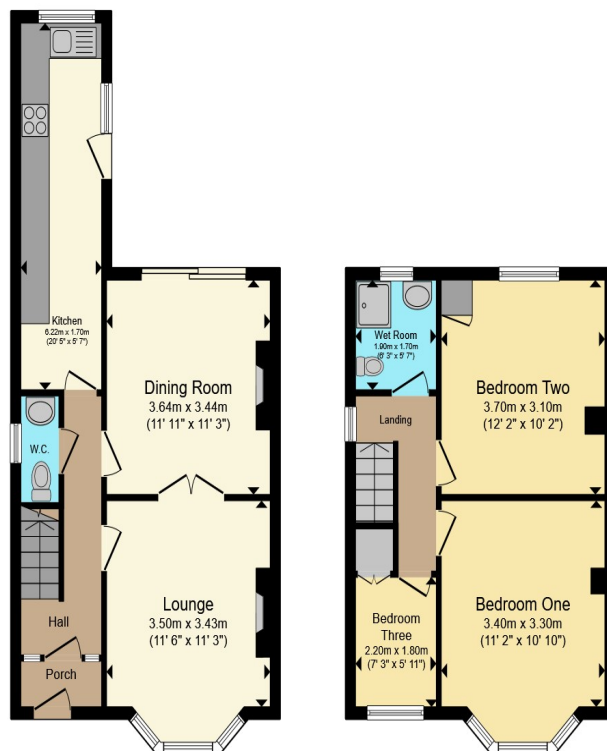
A good sized, pleasant rear garden with patio area, steps up to further garden and raised lawn area, two wood sheds, gated access to the front of the property.

Listers Remarks

The loft is fully boarded and insulated and is accessed via an integrated loft ladder.

There is rear access to the property, with some additional land and a garage (that cannot be accessed) that are included with the property.





Ground Floor

First Floor

Total floor area 85.4 m² (919 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: HSW316299 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online
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