

for sale

offers in the region of **£325,000**



## 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.

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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.



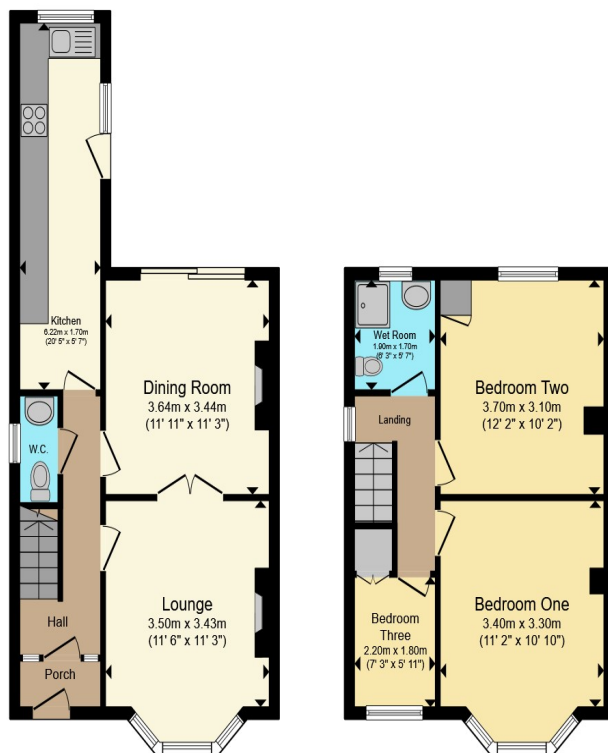
## Wet Room

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.





**Ground Floor**

**First Floor**

Total floor area 85.4 m<sup>2</sup> (919 sq.ft.) approx

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10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316299 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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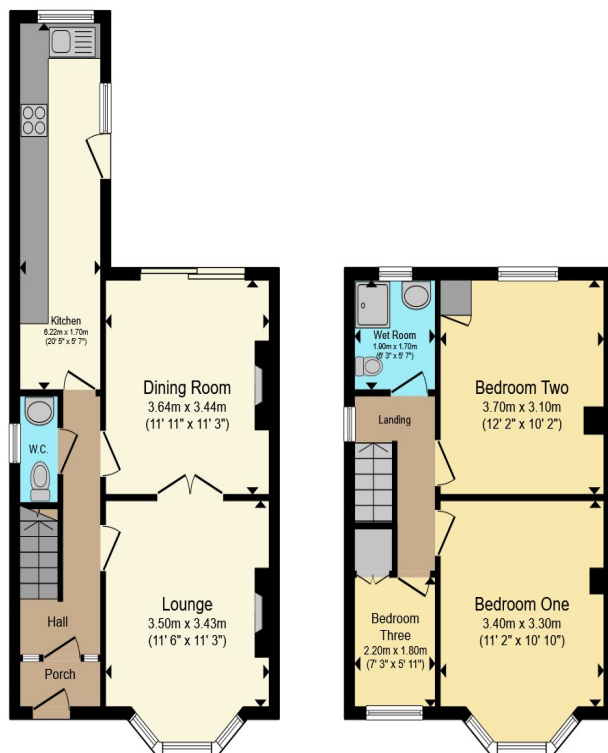
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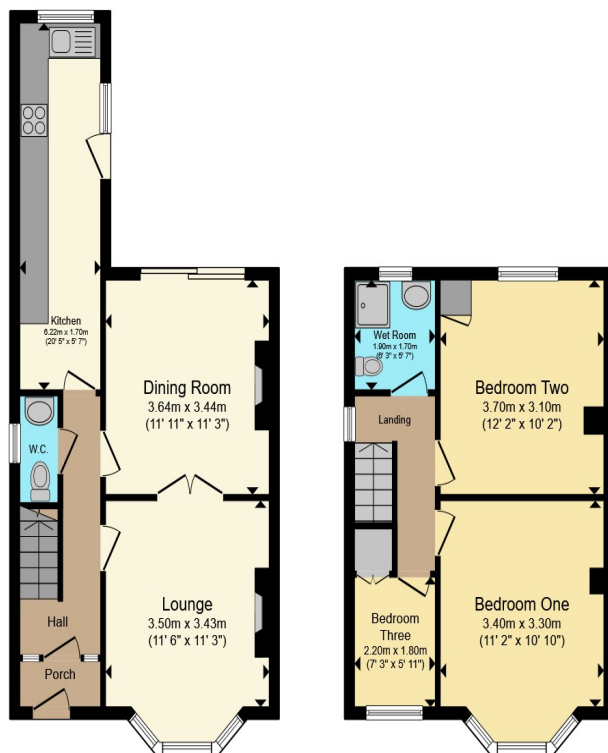
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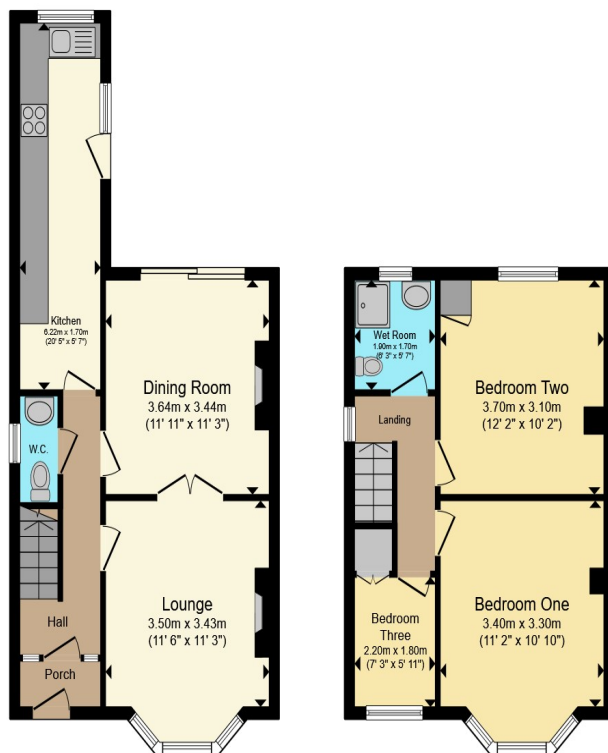
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