

For Sale

offers in the region of **£210,000**



Vicarage Road HALESOWEN B62 8HX

A three bedroom terraced property in a popular and convenient location within a 10-minute walk of Rowley Regis train station. The property benefits from a rear garden and versatile accommodation throughout, making this property perfect for first time buyers. Offered with NO UPWARD CHAIN.

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Approach

The property has a small front garden with door opening to:

Reception Room One

Wood effect flooring, fireplace, central heating radiator, double glazed window to front elevation, door to:

Reception Room Two

Wood effect flooring, door to cellarette, electric fireplace, central heating radiator, double glazed window to rear elevation, stairs to first floor accommodation, door to:

Kitchen

Fitted with a range of wall and base units with work surfaces over, integrated oven, gas hob, cooker hood over, one and a half sink and drainer, space and plumbing for appliances, tiled flooring, part tiled walls, boiler, door to rear garden, door to:

Bathroom

Tiled flooring, bathtub, part tiled walls, low level W.C, pedestal wash hand basin, extractor, central heating radiator, double glazed obscured window to side elevation.

Landing

Doors to:

Bedroom One

Central heating radiator, double glazed window to front elevation.

Bedroom Two

Central heating radiator, double glazed window to rear elevation.

Bedroom Three

Central heating radiator, double glazed window to rear elevation.

Shower Room

Heated towel rail, low level W.C, wash hand basin, spotlights to ceiling, tiled floor, shower cubicle.

Rear Garden

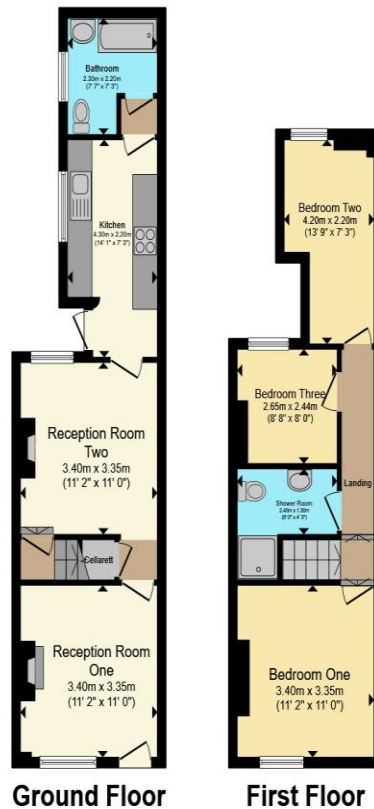
A good sized rear garden with patio and lawn areas.

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







Total floor area 75.2 m² (810 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: HSW316817 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online
connells.co.uk/Property/HSW316817



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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