

for sale

offers in the region of **£370,000**



## Spies Lane, Halesowen, B62 9SS

An extended and well-presented family home in a popular and convenient location close to shops, schools and transport links. Offered for sale with NO UPWARD CHAIN, the property briefly comprises: porch, hallway, open-plan lounge/dining room, office space, new downstairs wet room, kitchen, three bedrooms, family bathroom, garden to the rear and garage with driveway to the front. Viewing is highly recommended.

# Spies Lane Halesowen B62 9SS

## Approach

The property has a resin driveway to the front with electric roller door to garage and double glazed doors open to porch

## Porch

Wood effect flooring and door to hallway

## Hallway

Stairs to first floor accommodation, door to garage, under stairs storage cupboard, central heating radiator and doors leading to:

## Lounge/Dining Room

Double glazed bay window to front elevation with fitted shutters, coving to ceiling, electric fire, two ceiling lights with fans, double glazed door opening to the rear garden

## Office Space

Central heating radiator, door to wet room and door to kitchen

## Wet Room

Recently fitted with shower cubicle, vanity wash hand basin, comfort level w.c, heated towel rail, tiling to walls, double glazed obscured window to side elevation

## 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 and grill, wood effect Amtico flooring, plumbing for washing machine and dishwasher, space for fridge freezer, central heating radiator, double glazed window to rear elevation, double glazed door opens to the rear garden

## First Floor Landing

Double glazed obscured window to side elevation and doors leading to:

## Bedroom One

Double glazed bay window to front elevation with fitted shutters, central heating radiator, fitted wardrobes, ceiling light and fan



## Bedroom Two

Double glazed bay window to rear elevation, fitted wardrobes, central heating radiator, ceiling light and fan, access to professionally boarded loft space

## Bedroom Three

Double glazed feature window to front elevation with fitted shutters, central heating radiator

## Family Bathroom

Comprising: corner bath with shower over, vanity wash hand basin, comfort level w.c, part tiling to walls, cupboard housing central heating boiler, heated towel rail, double glazed obscured window to rear elevation

## Rear Garden

Patio area with outside tap, pathway leading to the rear, timber shed, lawned area, planting and fencing to borders,

## Garage

Electric roller door to front, door to hallway, hot and cold water tap





Total floor area 121.9 m<sup>2</sup> (1,312 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: HSW316547 - 0003

Tenure:Freehold EPC Rating: Awaiting

Council Tax Band: C

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