

for sale

offers in the region of **£260,000**



The Infield HALESOWEN B63 2TE

A well-presented four-bedroom town house in a popular and convenient location close to shops, transport links and other local amenities. The property benefits from TWO allocated parking spaces, a much improved rear garden and versatile accommodation throughout. Contact Connells Halesowen to view.

The Infield HALESOWEN B63 2TE

Approach

The property has TWO allocated parking spaces to the front, there is a pathway leading to gated side access to rear garden, front door opening to:

Hallway

Central heating radiator, stairs up to first floor accommodation, storage cupboard with power, doors to:

Downstairs W.C

Low level W.C, pedestal wash hand basin, splashback, extractor fan, central heating radiator.

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, gas hob, cooker hood over, space and plumbing for appliances, part tiled walls, tiled flooring, central heating radiator, spotlights to ceiling, extractor, double glazed window to front elevation.

Lounge/Dining Room

Electric fireplace, central heating radiator, wood effect flooring, space for dining table, double glazed French doors opening to rear garden.

First Floor Landing

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

Bedroom Two

Central heating radiator, double glazed window to rear elevation.

Bedroom Four

Central heating radiator, double glazed window to front elevation.

Family Bathroom

Bath with shower over, part tiled walls, pedestal wash hand basin, low level W.C, central heating radiator, extractor, spotlights to ceiling, tiled floor.



Second Floor Landing

Storage cupboard, central heating radiator, doors to:

Bedroom One

Central heating radiator, double glazed window to front elevation, door to:

En-Suite

A convenient en-suite to the master bedroom with low level W.C, shower cubicle, central heating radiator, pedestal wash hand basin, extractor, wash hand basin, part tiled walls, tiled flooring.

Bedroom Three

Central heating radiator, two double glazed windows to front elevation.

Pleasant Rear Garden

A much improved rear garden perfect for entertaining. The garden consists of: a large patio with seating area, a step up to artificial grass and wood shed, planting bed, gated side access.

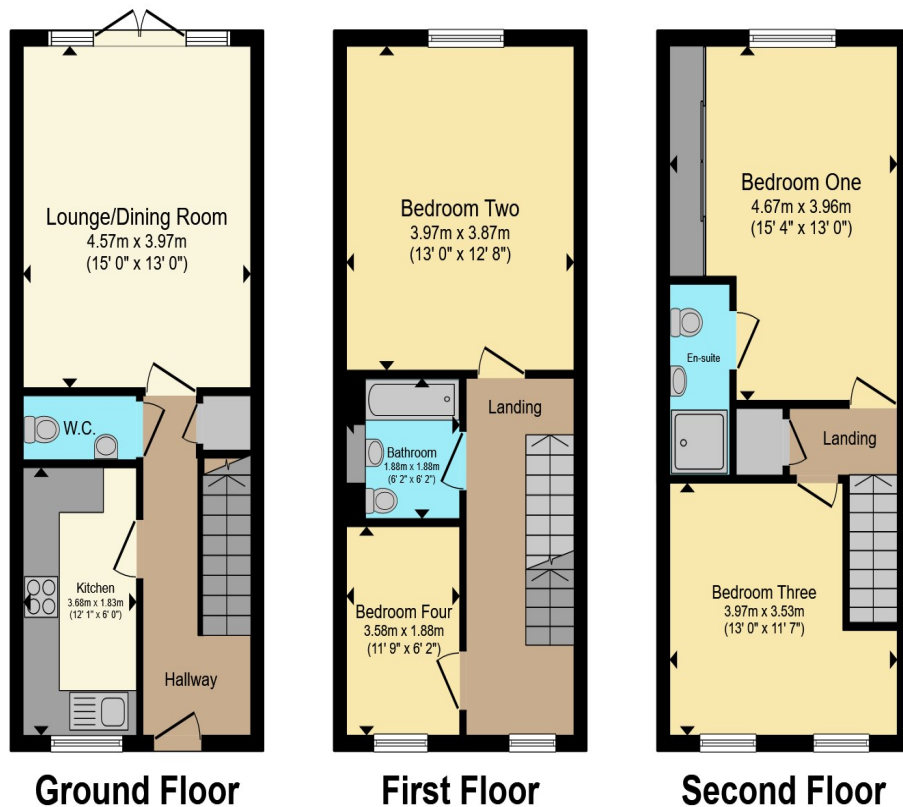
Parking

The property has TWO allocated parking spaces to the front.

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 104.2 m² (1,122 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

Connells

To view this property please contact Connells on

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 HALESOWEN B63 4RG

Property Ref: HSW316792 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online
connells.co.uk/Property/HSW316792



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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