

for sale

offers in the region of **£200,000**



The Forge Halesowen B63 2YP

Perfect for first time buyers, this two bedroom semi-detached home is in a convenient cul-de-sac location close to Cradley Heath train station and benefits from off-road parking and a conservatory to the rear. Briefly comprising: entrance hall, lounge, kitchen, conservatory, two bedrooms, bathroom, rear garden and driveway to the front. Viewing is highly recommended.

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Approach

The property has a driveway to the front with planted and pebbled fore garden, shared access to the side with gate to rear garden. Front door opens to entrance hall.

Entrance Hall

Wood effect flooring, central heating radiator, stairs up to first floor accommodation, door to lounge, double glazed obscured window to front elevation.

Lounge

Fireplace, central heating radiator, storage cupboard, door to kitchen, double glazed French doors opening to conservatory.

Kitchen

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

Conservatory

Wood effect flooring, double glazed windows to rear and side elevations, ceiling fan, central heating radiator, double glazed French doors opening to rear garden.

Landing

Loft hatch, doors leading to:

Bedroom One

Central heating radiator, double glazed window to rear elevation.

Bedroom Two

Central heating radiator, double glazed window to front elevation.

Bathroom

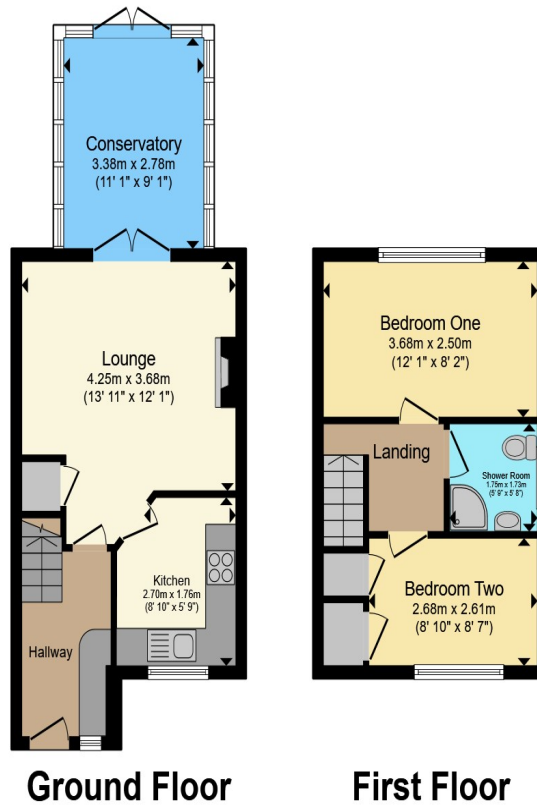
Low level W.C, pedestal wash hand basin, tiled splashback, shower cubicle, mirrored storage unit, heated towel rail, spotlights to ceiling, double glazed obscured window to side elevation.



Rear Garden

A pleasant, low maintenance rear garden with fencing to borders, patio area, pebbled borders, wood shed, shared gated side access to frontage.





Total floor area 67.1 m² (722 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



To view this property please contact Connells on

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Property Ref: HSW316315 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/HSW316315



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