

for sale

offers in the region of **£200,000**



New John Street Halesowen B62 8HT

A deceptively spacious three bedroom terraced home in a convenient location close to shops, schools and transport links. Offered for sale with NO UPWARD CHAIN, this delightful home has been well-kept and benefits from a good sized garden to the rear and briefly comprises: lounge, dining room, kitchen, bathroom and three good sized bedrooms. Viewing is highly recommended

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Approach

The property has a walled fore garden with gate and front door opens to dining room. Gate to rear access

Dining Room

Double glazed window to front elevation, central heating radiator, door to cellarette and door to lounge

Lounge

Double glazed window to rear elevation, central heating radiator, door to stairs and door to kitchen

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, space for appliances, double glazed window to side elevation, space for cooker, central heating radiator, door to rear garden and door to inner hall with storage and further door to bathroom

Bathroom

Comprising: bath, low level w.c, wash hand basin, double glazed obscured window to side elevation, central heating radiator

First Floor Landing

Doors leading to:

Bedroom One

Double glazed window to front elevation, central heating radiator

Bedroom Two

Double glazed window to rear elevation, central heating radiator, door to storage cupboard

Bedroom Three

Double glazed window to rear elevation, central heating radiator



Rear Garden

A pleasant rear garden perfect for families and entertaining with patio, lawn beyond, fencing and walled borders, useful brick storage and access to front

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Aml

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 88.8 m² (956 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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To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316568 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online
connells.co.uk/Property/HSW316568



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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