

for sale

offers in the region of **£260,000**



## Alvin Close HALESOWEN B62 9QS

A three bedroom semi-detached family home in a popular and convenient location with close proximity to schools, shops and transport links, boasting generous living space with significant potential, this property is perfect for families and first time buyers looking to move to the Halesowen area. The property is offered with NO UPWARD CHAIN. Briefly comprising: entrance hall, two reception rooms, kitchen/dining room, utility room, three bedrooms, family shower room, front and rear garden, driveway. Viewing is highly recommended to appreciate the accommodation on offer.

# Alvin Close HALESOWEN B62 9QS

## Approach

The property has a driveway to the front with gravel fore garden and established shrubs, front door opening to:

## Entrance Hall

Central heating radiator, stairs up to first floor accommodation, doors leading to:

## Reception Room One

10' 11" max x 11' 6" ( 3.33m max x 3.51m )

Central heating radiator, gas fireplace, double glazed window to front elevation.

## Kitchen/Dining Room

18' 3" max x 8' 10" max ( 5.56m max x 2.69m max )

Kitchen fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, gas hob, extractor over, space and plumbing for appliances, part tiled walls, storage cupboard, door to reception room two, opening to dining room: central heating radiator, space for dining table, double glazed window to rear elevation.

## Reception Room Two

16' 8" max x 21' 3" max ( 5.08m max x 6.48m max )

Central heating radiator, double glazed window to rear elevation, door to utility room, door to rear garden.

## Utility Room

A convenient utility room with tiled flooring, space and appliances, extractor, double glazed obscured window to front elevation.

## Landing

Loft hatch, double glazed window to side elevation, doors to:

## Bedroom One

11' 7" x 10' 11" max ( 3.53m x 3.33m max )

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

## Bedroom Two

8' 10" x 11' 7" max ( 2.69m x 3.53m max )

Central heating radiator, fitted storage cupboards, double glazed window to rear elevation.



### Bedroom Three

5' 9" x 6' 3" ( 1.75m x 1.91m )

Central heating radiator, double glazed window to front elevation.

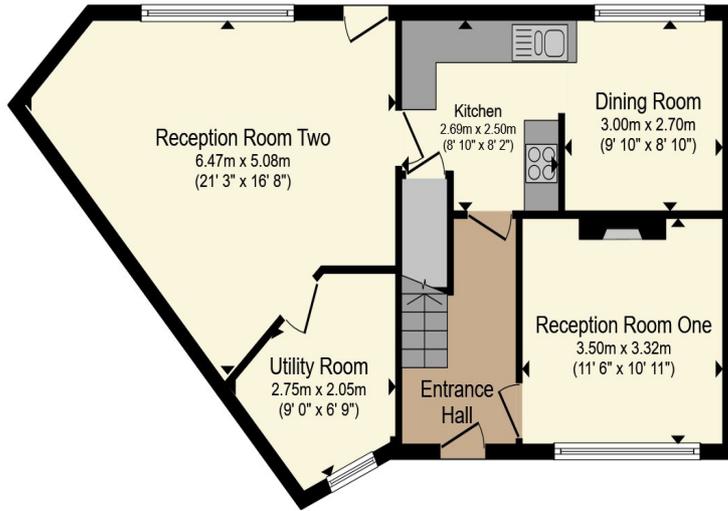
### Shower Room

Low level W.C, shower cubicle, vanity wash hand basin, central heating radiator, double glazed obscured window to rear elevation, double glazed obscured window to side elevation.

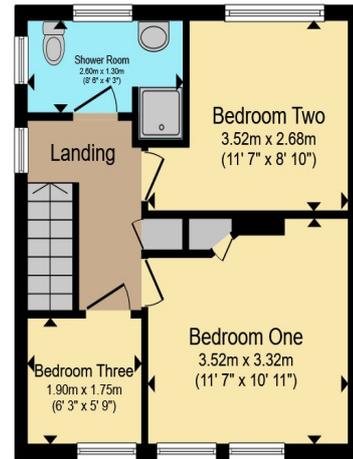
### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





**Ground Floor**



**First Floor**

Total floor area 96.6 m<sup>2</sup> (1,040 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](http://www.propertybox.io)



To view this property please contact Connells on

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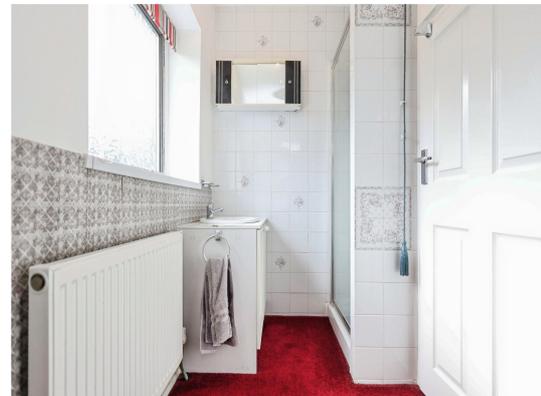
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316293 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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