

for sale

offers in the region of **£225,000**



Church Road Halesowen B63 2UL

This charming character property once part of the local church and school community is full of original features and has been well-maintained and improved. A stones throw away from St. Peters church and Homer Hill park with shops, schools and transport links nearby. Briefly comprising: welcoming hallway, lounge, dining room, kitchen, utility, cellar, feature gallery landing, two good sized bedrooms, bathroom, pleasant rear garden and gated block driveway. Offered for sale with NO UPWARD CHAIN, this Chocolate Box property is ideal for first time buyers or downsizers.

Church Road Halesowen B63 2UL

Approach

Nestled towards the bottom of Church Road the property benefits from gated front access with block paved driveway, shared pathway leads up to the property with gate to rear garden, planted frontage and original wooden front door opens to hallway

Hallway

A welcoming hallway with gallery landing, central heating radiator and doors leading to:

Lounge

Double glazed windows to front and side elevation, feature open fireplace, central heating radiator

Dining Room

Double glazed window to side elevation, central heating radiator, storage cupboard

Kitchen

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, space for cooker, part tiling to walls, central heating boiler, space for dishwasher and appliances, double glazed windows to rear and side elevation, central heating radiator, stable door opening to rear garden

Utility

Double glazed window to rear elevation, wall units, work surfaces with space for appliances and plumbing for washing machine, storage cupboard

Cellar

Steps down to cellar offering useful storage or could be used as study/games room with wood effect flooring, meter cupboard, power/TV point and lighting

Gallery Landing

A lovely feature with double glazed window to front elevation, doors leading to:

Bedroom One

Double glazed window to front elevation, central heating radiator and feature fireplace

Bedroom Two

Double glazed window to side elevation, central heating radiator



Bathroom

Comprising: panelled bath with shower over, vanity wash hand basin, low level w.c., central heating radiator, tiling to walls and double glazed window to rear elevation

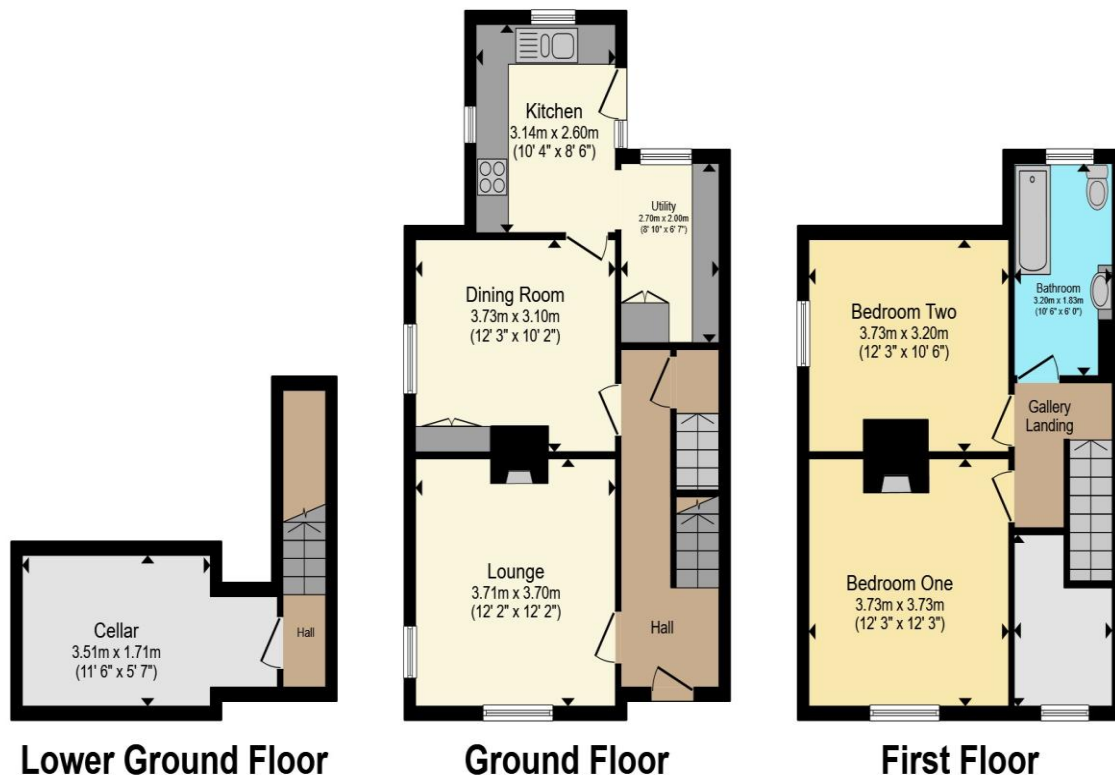
Rear Garden

A pleasant rear garden perfect for entertaining with patio area, outside tap, pathway to the side with gated access, steps to lawn with mature plants and shrubs

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 105.2 m² (1,132 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

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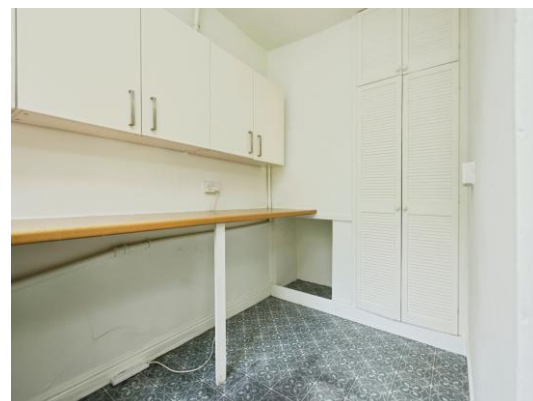
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316916 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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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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