

for sale

offers in the region of **£270,000**



## Fulwood Avenue Halesowen B62 9SA

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. Riflery comprising: porch, entrance hall, lounge/dining room, kitchen, utility room, three bedrooms, family shower room, front and rear garden, garage and driveway. Viewing is highly recommended to appreciate the accommodation on offer.



# Fulwood Avenue Halesowen B62 9SA

## Approach

The property has a pleasant front garden with a well-kept lawn and planting borders, there is a driveway to the front and a front door opening to the porch.

## Porch

Large porch with double glazed windows to side and front elevations, door to:

## Entrance Hall

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

## Lounge/Dining Room

12' 5" max x 24' ( 3.78m max x 7.32m )

Three central heating radiators, electric fireplace, space for dining table, large double glazed window to front elevation, double glazed patio doors opening to rear garden.

## Kitchen

9' 10" x 9' 10" max ( 3.00m x 3.00m max )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for appliances, part tiled walls, two storage cupboards, extractor, double glazed window to rear elevation, door to utility room.

## Utility Room

8' 7" x 7' 9" ( 2.62m x 2.36m )

A convenient utility room fitted with wall and base units with work surfaces over, space and plumbing for appliances, part tiled walls, double glazed window to rear elevation, door to garden, door to garage.

## Landing

Loft access, storage cupboard, double glazed window to side elevation, doors to:

## Bedroom One

11' 10" max x 13' 10" ( 3.61m max x 4.22m )

Central heating radiator, fitted wardrobes, double glazed window to front elevation.





## Bedroom Two

10' x 11' 10" ( 3.05m x 3.61m )

Central heating radiator, built in wardrobe, double glazed window to rear elevation.

## Bedroom Three

6' 11" x 8' 11" ( 2.11m x 2.72m )

Central heating radiator, built in wardrobe, double glazed window to front elevation.

## Shower Room

Re-fitted shower cubicle, low level W.C, vanity wash hand basin with storage cupboard, heated towel rail, part tiled walls, double glazed window to rear elevation.

## Garage

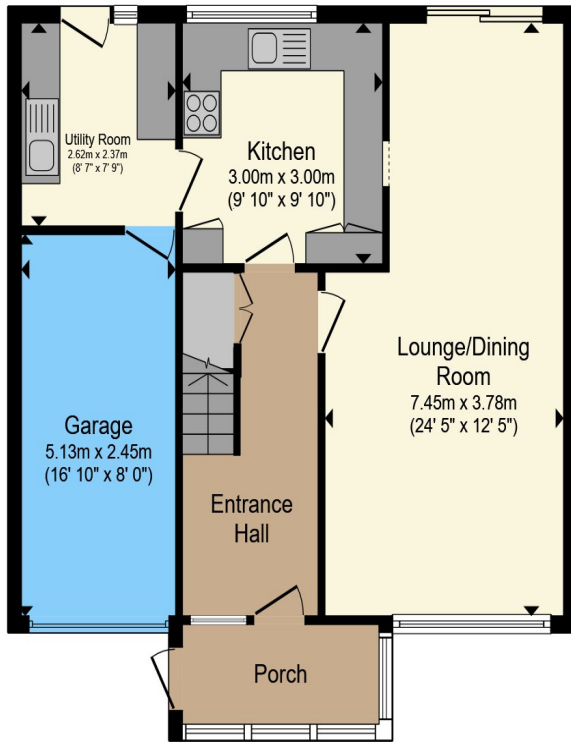
8' x 16' 10" ( 2.44m x 5.13m )

Garage accessed via utility room or driveway, electric garage door, large roof window.

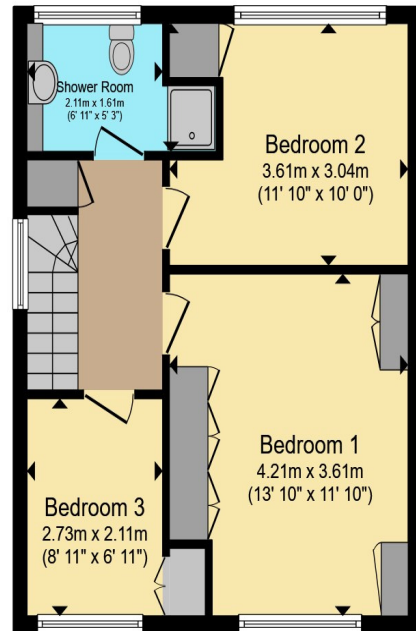
## Rear Garden

A pleasant, fence enclosed rear garden with partly sheltered patio area, lawn beyond with well established shrubs to borders, wood shed and greenhouse.





**Ground Floor**



**First Floor**

Total floor area 110.8 m<sup>2</sup> (1,193 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)

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Property Ref: HSW316437 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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