

for sale

offers in the region of **£160,000**



## Highfield Road HALESOWEN B63 2DH

A three bedroom semi-detached property in a popular location close to transport links, shops and local amenities. Benefiting from off road parking and a large cellar, this property has great potential and is offered with NO UPWARD CHAIN. Briefly comprising: porch, entrance hall, lounge, kitchen, bathroom, cellar, utility room, three bedrooms, en-suite to master, rear garden, off-road parking. Viewing is highly recommended to appreciate the accommodation on offer.



# Highfield Road HALESOWEN B63 2DH

## Approach

Law walled and slabbed frontage with decorative railings, off-road parking and gated access to rear garden.

## Porch

Door to:

## Hallway

Wood effect flooring, stairs up to first floor accommodation, central heating radiator, doors leading to:

## Lounge

11' 11" x 12' 7" max ( 3.63m x 3.84m max )

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

## Kitchen

10' 5" x 12' 6" ( 3.17m x 3.81m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, oven, cooker hood over, space for appliances, central heating radiator, part tiled walls, wood effect flooring, double glazed door to rear garden.

## Bathroom

Low level W.C, bath tub, pedestal wash hand basin, central heating radiator, part tiled walls, double glazed obscured window to side elevation.

## Utility

4' 5" x 5' 11" ( 1.35m x 1.80m )

A convenient utility space with double glazed obscured window to side elevation.

## Cellar

The property has a cellar that is accessed via the hallway.

## Landing

Central heating radiator, loft hatch, doors leading to:

## Bedroom One

11' 11" x 13' 2" max ( 3.63m x 4.01m max )

Central heating radiator, double glazed window to front elevation, door to:



## En-Suite

Wood effect flooring, central heating radiator, wash hand basin, low level W.C, shower cubicle, part tiled walls, double glazed obscured window to side elevation.

## Bedroom Two

9' 8" max x 10' 6" max ( 2.95m max x 3.20m max )

Central heating radiator, double glazed window to rear elevation.

## Bedroom Three

6' 9" max x 10' 5" max ( 2.06m max x 3.17m max )

Central heating radiator, double glazed window to rear elevation.

## Rear Garden

Patio area with good sized further garden.





Total floor area 91.1 m<sup>2</sup> (981 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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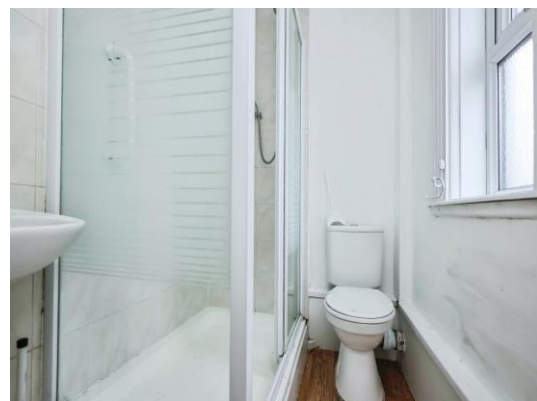
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316287 - 0003

Tenure: Freehold EPC Rating: E

Council Tax Band: B

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