

for sale

offers in the region of **£180,000**



Beecher Street Halesowen B63 2DP

A well-presented two bedroom Victorian terraced property in a popular and convenient Halesowen location close to shops, transport links and other local amenities. Benefitting from two good sized bedrooms and versatile accommodation throughout, this property is perfect for first time buyers. Briefly comprising: two reception rooms, re-fitted kitchen, two bedrooms, re-fitted bathroom, cellar, rear garden. Viewing is recommended to appreciate the accommodation on offer.

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Approach

There is shared gated access to the rear garden, front door to:

Reception Room One

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

Reception Room Two

Central heating radiator, stairs up to first floor accommodation, door to cellar, double glazed window to rear elevation, door to:

Kitchen

A re-fitted kitchen with wall and base units and work surfaces over, sink and drainer, integrated oven, space and plumbing for appliances, induction hob, cooker hood over, spotlights to ceiling, central heating radiator, double glazed window to side elevation, double glazed window to rear elevation, door to rear garden.

Landing

Doors to:

Bedroom One

Central heating radiator, double glazed window to front elevation.



Bedroom Two

Central heating radiator, double glazed window to rear elevation.

Bathroom

A re-fitted bathroom fitted with low level W.C, vanity wash hand basin, tiled splashback, part tiled walls, bath with shower over, spotlights to ceiling, extractor fan, double glazed obscured window to rear elevation.

Cellar

Accessed via reception room two, this cellar provides ample storage space.

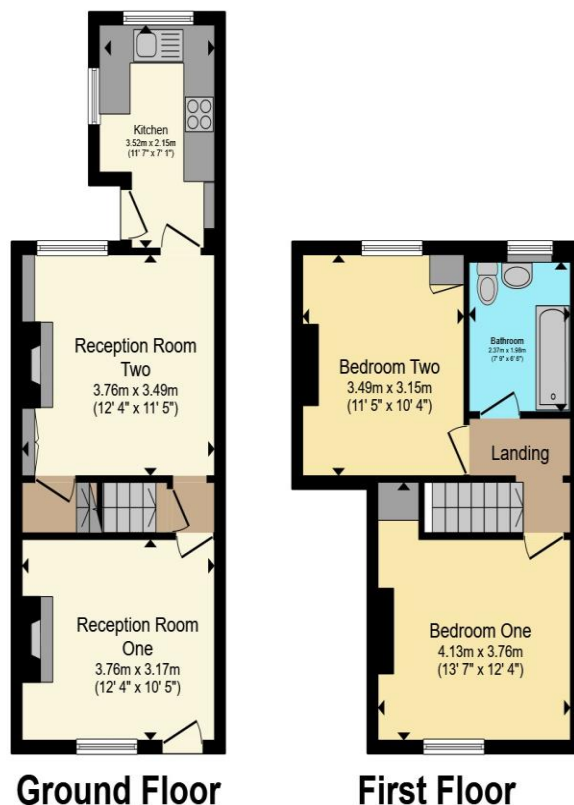
Rear Garden

A good sized rear garden with patio area and shared gated side access to the front of the property. Please note that the one neighbour has private right of way through the garden via gated access.

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 70.1 m² (754 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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Property Ref: HSW316873 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online
connells.co.uk/Property/HSW316873



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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