

for sale

offers in the region of **£280,000**



## Stourbridge Road Halesowen B63 3QT

A well-presented and deceptively spacious cottage with plenty of character including beams and inglenook fireplace. Conveniently located, this three bedroom family home briefly comprises: hallway, lounge, dining room, traditional style kitchen with range cooker, downstairs w.c, three bedrooms, bathroom, good sized rear garden with double gates to the side for vehicular access and driveway to the front. Viewing is highly recommended to appreciate the accommodation on offer.

# Stourbridge Road Halesowen B63 3QT

## Approach

The property has a driveway accessed via a service road off the main Stourbridge Road with block paved driveway to the front. There are gates to the side of the property giving vehicular access to the rear garden if needed.

## Hallway

Wood effect flooring, central heating radiator, stairs to first floor, storage cupboard and doors leading to:

## Lounge

Double glazed window to front elevation, wood effect flooring, central heating radiator, coving to ceiling, doors lead to dining room

## Dining Room

Two double glazed windows to rear elevation, feature inglenook fireplace, central heating radiator

## Downstairs W.C

Low level w.c, vanity wash hand basin, double glazed obscured window to side elevation

## Kitchen

Fitted with a range of wall and base units with work surfaces over, one and half sink and drainer, space for fridge freezer, plumbing for washing machine and dishwasher, tiled flooring, range cooker with cooker hood over, spot lights to ceiling, double glazed windows to rear and side elevation, door to rear garden

## First Floor Landing

Double glazed window to rear elevation, central heating radiator, coving to ceiling and doors leading to:

## Bedroom One

Double glazed window to front elevation, central heating radiator, coving to ceiling, wood effect flooring



## Bedroom Two

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

## Bedroom Three

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

Agents note: some head height is restricted

## Bathroom

Comprising: Bath, vanity wash hand basin, shower cubicle, part tiling to walls, low level w.c, double glazed obscured window to side elevation.

Agents note: some head height is restricted

## Rear Garden

Paved patio area with storage, double gates for side entry, steps leading to further garden with lawns and steps to the top patio. Fencing to borders with mature trees and shrubs





**Ground Floor**



**First Floor**

Total floor area 107.0 m<sup>2</sup> (1,151 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: HSW316433 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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