

for sale

offers in the region of **£270,000**



## Sycamores Halesowen Street Rowley Regis B65 0HE

A deceptively spacious three bedroom traditional semi-detached home in a convenient location for shops and transport links. Ideal for families, the property briefly comprises: porch, hallway, downstairs w.c, lounge, dining room, kitchen, utility, three good sized bedrooms, bathroom, pleasant rear garden and off road parking. Viewing is highly recommended to appreciate the accommodation on offer.

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## Approach

The property has a driveway to the front with pebbled area, double gates open to further parking and the rear garden. Step to porch

## Porch

Tiled flooring, window to side elevation, door to hallway

## Hallway

Tile flooring, under stairs cupboard, stairs to first floor accommodation and doors leading to:

## Lounge

12' max x 12' 1" plus bay ( 3.66m max x 3.68m plus bay )  
Double glazed bay window to front elevation, coving to ceiling, central heating radiator, wood effect flooring, brick feature fireplace

## Dining Room

12' 6" plus bay x 12' 4" max ( 3.81m plus bay x 3.76m max )  
Bay window to rear elevation, wood effect flooring, feature fireplace with log burner, coving to ceiling, central heating radiator

## Kitchen

10' 7" x 8' 10" plus recess ( 3.23m x 2.69m plus recess )  
Fitted with a range of wall and base units with wood work surfaces over Belfast sink, Range Cooker, window to rear elevation, tiled flooring, space for fridge freezer, door to utility

## Utility

8' 7" x 7' 2" ( 2.62m x 2.18m )  
Plumbing for washing machine, windows to rear and side elevation, tiled flooring, door to rear garden

## Downstairs W.C

Low level w.c, wash hand basin, two double glazed obscured windows to front elevation

## First Floor Landing

Window to side elevation, loft access and doors leading to:

## Bedroom One

12' x 11' 2" max ( 3.66m x 3.40m max )  
Double glazed window to front elevation, central heating radiator, built in wardrobes, picture rail



## Bedroom Two

12' 4" max x 10' 1" ( 3.76m max x 3.07m )

Double glazed window to rear elevation, central heating radiator, picture rail

## Bedroom Three

9' 11" x 9' 11" max ( 3.02m x 3.02m max )

Double glazed window to rear elevation, central heating radiator

## Bathroom

Comprising: bath with shower over, heated towel rail, vanity wash hand basin, low level w.c, tiling to walls and double glazed obscured window to front elevation

## Rear Garden

A good sized rear garden with patio area, artificial lawn with fencing to borders, brick built storage, large timber shed currently used as a gym, double gates open to the front of the property



To view this property please contact Connells on

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Property Ref: HSW316089 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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