

for sale

offers in the region of **£260,000**



Sunbury Road Halesowen B63 4DH

An extended two bedroom end terraced property in a quiet and convenient location, beautifully presented throughout with versatile accommodation. This two bedroom property has been thoughtfully improved by the current owner and has been finished to a very high standard. Benefiting from open-plan living, the property briefly comprises: entrance hall, dining room, open-plan kitchen/lounge area, two bedrooms, shower room, pleasant rear garden, driveway. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a driveway to the front, gated side access to the rear garden, front door opening to:

Entrance Hall

Stairs up to first floor accommodation, wood effect flooring, door opening to:

Dining Room

10' 11" max x 13' into bay (3.33m max x 3.96m into bay)

Central heating radiator, wood effect flooring, double glazed bay window to front elevation, bespoke fitted blinds, sliding double doors opening to:

Open-Plan Kitchen/Lounge Area

13' 10" max x 20' 11" max (4.22m max x 6.38m max)

An extended, open-plan kitchen/lounge area boasting lots of natural light and finished to a very high standard.

Re-Fitted Kitchen:

Fitted with range of wall and base units with work surfaces over, sink and drainer, integrated oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, kitchen island with incorporated breakfast bar and induction hob, door to cellarette, tiled flooring, double glazed window to side elevation.

Lounge Area:

Central heating radiator, spotlights to ceiling, large roof window, laminate double glazed bi-fold doors opening to rear garden, tiled flooring.

Landing

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

Bedroom One

10' 11" x 12' 3" into bay (3.33m x 3.73m into bay)

Central heating radiator, wood effect flooring, storage cupboard housing boiler, double glazed bay window to front elevation.

Bedroom Two

8' 5" max x 10' (2.57m max x 3.05m)

Central heating radiator, wood effect flooring, double glazed window to rear elevation.



Shower Room

Walk-in shower, low level W.C, vanity wash hand basin, heated towel rail, tiled walls, double glazed bay window to rear elevation.

Pleasant Rear Garden

A pleasant rear garden that has been thoughtfully improved by the current owner. There are steps down from the property to the patio area, there is a lawn beyond with another patio to the rear, wood shed, fence enclosed, gated side access to the front of the property.





Total floor area 72.7 m² (783 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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 HALESOWEN B63 4RG

Property Ref: HSW316288 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/HSW316288



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