

for sale

offers over **£240,000**



Olive Lane Halesowen B62 8LZ

A three bedroom detached property in a popular and convenient location close to shops, transport links and other local amenities. Benefiting from a re-fitted kitchen and versatile accommodation throughout, this property is perfect for families or first time buyers looking to move to Halesowen. Briefly comprising: porch, two reception rooms, kitchen/dining room, downstairs shower room, downstairs W.C, three bedrooms, first floor shower room, rear garden. Viewing is recommended to appreciate the accommodation on offer.

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Approach

The property has a slabbed frontage with walled border, there is gated side access to the property, step up to front door opening to:

Porch

Double glazed windows to side and front elevations, door to:

Reception Room One

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

Inner Hall

Stairs up to first floor accommodation, storage cupboard, doors to:

Downstairs W.C

Low level W.C.

Reception Room Two

Central heating radiator, door to:

Rear Hall

Opening to kitchen/dining room, double glazed window to side elevation, door to rear garden, door to:

Downstairs Shower Room

Low level W.C, pedestal wash hand basin, shower, extractor, heated towel rail, double glazed obscured window to side elevation.

Kitchen

Fitted with a range of wall and base units with work surfaces over, various integrated appliances including electric oven, sink and drainer, gas hob, cooker hood over, central heating radiator, part tiled walls, space for dining table, spotlights to ceiling, door to rear garden, double glazed window to rear elevation, double glazed window to side elevation.



Landing

Stairs to second floor accommodation, doors to:

Bedroom One

Central heating radiator, double glazed window to front elevation.

Bedroom Two

Central heating radiator, double glazed window to rear elevation.

Shower Room

Shower cubicle, low level W.C, vanity wash hand basin, heated towel rail, tiled walls, double glazed obscured window to rear elevation.

Loft Room/Bedroom Three

Central heating radiator, double glazed skylight to ceiling.

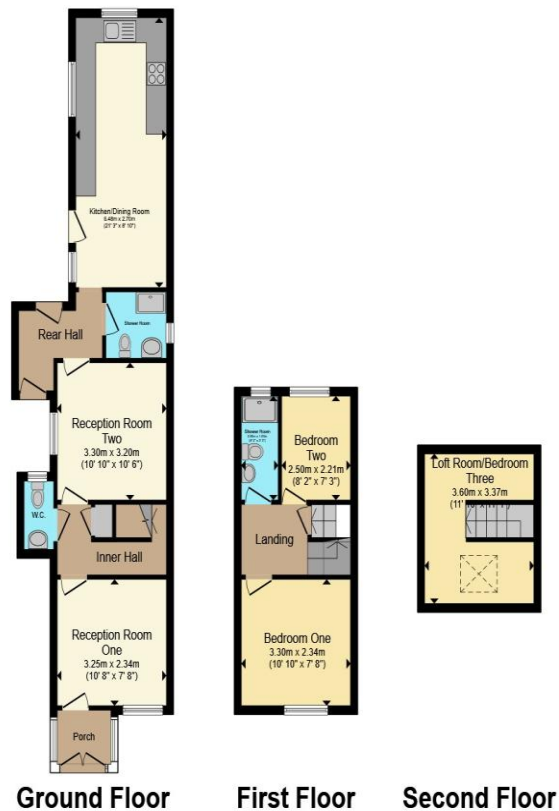
Rear Garden

A good sized rear garden with patio area, lawn beyond, outside tap, pathway to outbuilding.

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 91.8 m² (988 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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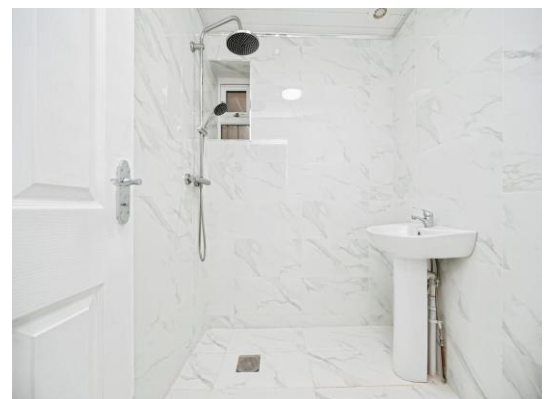
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316363 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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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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