Connells

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for sale

offers in the region of **£275,000**

St. Loyes Close Halesowen B62 8LD

A spacious family home in a popular and convenient location, ideal for growing families with four bedrooms, bathroom, en-suite to master, lounge, kitchen,downstairs w.c, rear garden and driveway. Offered with NO UPWARD CHAIN. Viewing highly recommended.

St. Loyes Close Halesowen B62 8LD

Approach

The property has a driveway to the front with lawn, pathway, plants and shrubs, bin store, shared gated side access to rear garden, front door opens to:

Porch

Wood effect flooring, door leading to:

Entrance Hall

Wood effect flooring, storage cupboard, central heating radiator, stairs up to first floor accommodation, door to rear porch with further door leading to rear garden, doors leading to:

Lounge

Double glazed window to front elevation, fireplace, central heating radiator

Kitchen

Fitted with a range of wall and base units, range cooker, cooker hood over, one and a half sink and drainer, tiled walls, space for appliances, double glazed window to rear elevation.

Downstairs W.C

Tiled flooring, wash hand basin, low level W.C, tiled walls, central heating radiator, double glazed obscured window to rear elevation.

Rear Porch

Rear porch space with further door leading to rear garden

First Floor Landing

Stairs leading to second floor accommodation, central heating radiator, spotlights to ceiling, doors leading to:

Bedroom Two

Double glazed window to rear elevation, central heating radiator, wood effect flooring.

Bedroom Three

Double glazed window to front elevation, central heating radiator.

Bedroom Four

Double glazed window to front elevation, central heating radiator, fitted wardrobes.

Second Floor Landing

Spotlight to ceiling, door leading to:

Bedroom One

Wood effect flooring, air conditioning unit, fitted wardrobes, double glazed roof window to rear elevation, spotlights to ceiling, central heating radiator, double glazed window to front elevation, door to En-Suite.

Listers Remark - Reduced head height in areas due to eaves.

En-Suite To Master

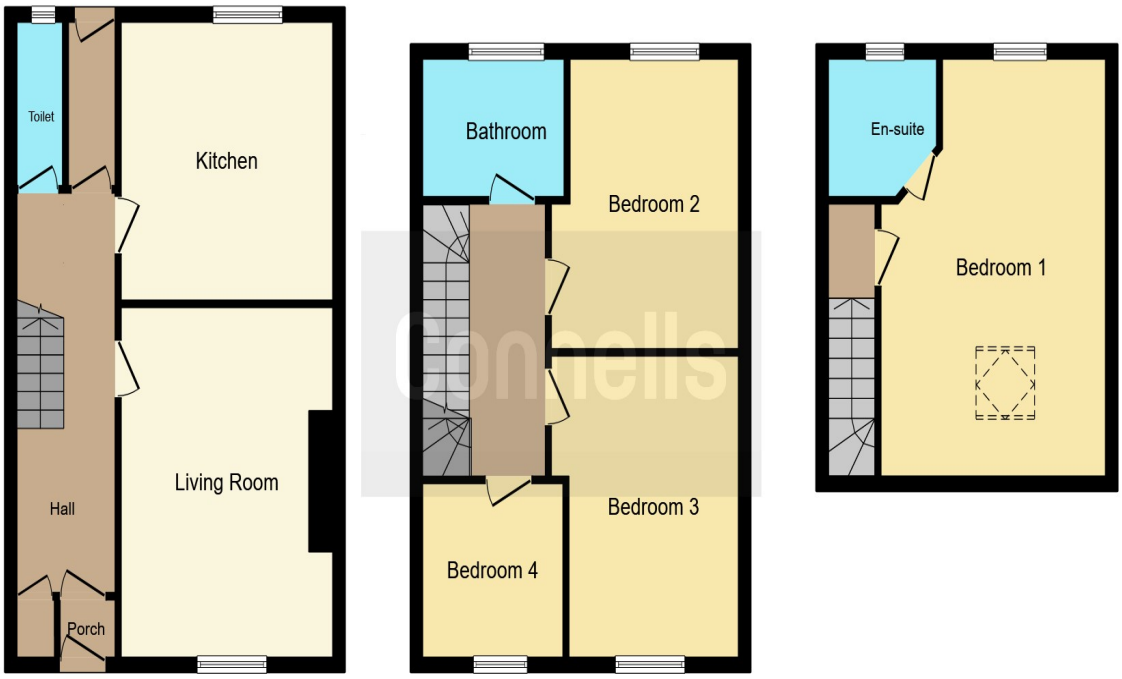
Tiled flooring, tiled walls, low level W.C, vanity wash hand basin, shower cubicle, bath, heated towel rail, extractor, double glazed obscured window to rear elevation.

Pleasant Rear Garden

A pleasant rear garden with shared gated side access, patio area with lawn beyond, path leading to decked area, outside tap, storage shed, mature plants and shrubs, fencing to borders.

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



Ground Floor **First Floor** **Second Floor**

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.focalagent.com

To view this property please contact Connells on

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Property Ref: HSW316866 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online
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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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