

for sale

offers in the region of **£275,000**



Acorn Road Halesowen B62 8LN

An extended three bedroom semi-detached family home in a popular cul-de-sac location close to transport links, shops and other local amenities. The property benefits from versatile, extended accommodation and a driveway to the front. Briefly comprising: reception room, lounge/dining room, kitchen, utility space, downstairs W.C, three good sized bedrooms, re-fitted family bathroom, pleasant rear garden, driveway & garage. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

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

Reception Room

An extended hallway that has now been made into a versatile reception room. Stairs up to first floor accommodation, central heating radiator, double glazed bow window to front elevation, door to:

Lounge/Dining Room

Fireplace, two central heating radiators, space for dining table, double glazed French doors opening to rear elevation, two double glazed windows to rear elevation, doors leading to:

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for appliances, cooker hood, part tiled walls, central heating radiator, door to side passage, central heating radiator, double glazed window to rear elevation.

Utility

Electric heater, boiler, door to:

Downstairs W.C

A convenient downstairs W.C with low level W.C and wash hand basin.

Landing

Loft hatch, storage cupboard, doors to:

Bedroom One

Large fitted wardrobes, central heating radiator, double glazed window to rear elevation.

Bedroom Two

Central heating radiator, double glazed window to rear elevation.



Bedroom Three

Central heating radiator, double glazed window to front elevation.

Re-Fitted Bathroom

A re-fitted bathroom with wood effect flooring, low level W.C, vanity wash hand basin, bath with shower over, central heating radiator, extractor fan, double glazed obscured window to front elevation.

Storage

This space was once the garage but part of it has now been converted into a utility and downstairs W.C. Accessed via an up and over door to the front of the property, this space still provides ample storage space.

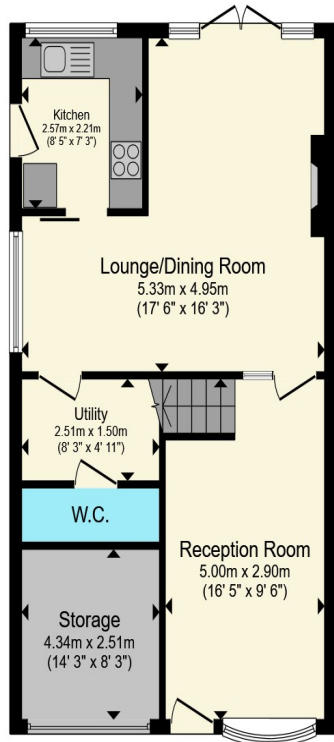
Rear Garden

Patio area, steps up to further garden, lawn with slabbed pathway, further step up to patio area, gated side access to the front of the property.

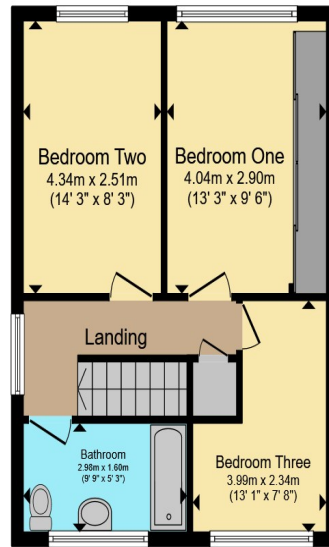
Listers Remarks

This property has a fitted CCTV system that the current vendor will leave with the property. There is front, side and rear external cameras.





Ground Floor



First Floor

Total floor area 96.5 m² (1,039 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



To view this property please contact Connells on

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Property Ref: HSW316546 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online connells.co.uk/Property/HSW316546



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