

for sale

offers in the region of **£235,000**



## Barnswood Close Halesowen B63 2DE

A fantastic home for first time buyers and downsizers, this two bedroom semi-detached home in a cul-de-sac location benefits from ample off road parking and garage and is well-presented throughout. Briefly comprising: hallway, fitted kitchen, lounge, conservatory, two bedrooms, shower room and pleasant rear garden. Conveniently located for shops, schools and transport links, this property must be viewed to be appreciated.

# Barnswood Close Halesowen B63 2DE

## Approach

The property has a block paved driveway to the front with gated access. Door to garage and storm porch with front door opening to hallway

## Hallway

Stairs to first floor accommodation, under stairs storage cupboard, doors leading to:

## Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, gas hob with extractor over, plumbing for washing machine, wood effect flooring, integrated fridge, cupboard housing central heating boiler, double glazed window to front elevation

## Lounge

Double glazed French doors opening to the conservatory, feature fireplace, central heating radiator

## Conservatory

Double glazed windows to rear and side elevation, double glazed French doors opening to the rear garden, wood effect flooring

## First Floor Landing

Access to loft space and doors leading to:

## Bedroom One

Double glazed window to rear elevation, central heating radiator, fitted wardrobes

## Bedroom Two

Double glazed window to front elevation, central heating radiator, walk-in wardrobe, storage cupboard

## Shower Room

Comprising: walk in shower, low level w.c, vanity wash hand basin, heated towel rail, spot lights to ceiling, tiling to walls and double glazed obscured window to side elevation



## Rear Garden

A pleasant rear garden perfect for entertaining with patio area, lawns beyond, fencing to borders, door to garage, mature plants and shrubs

## Garage

Up and over door to front, power and lighting and door to rear garden





Total floor area 82.8 m<sup>2</sup> (891 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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Property Ref: HSW316658 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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