Cottons
CHARTERED SURVEYORS



35 Valley Road, Halesowen, B62 9RS

£320,000



- Spacious Living room
- Fitted Kitchen
- Gas Fired Central Heating
- 2/3 Bedrooms
- Upvc Double Glazing
- Garage

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
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An well presented semi detached bungalow in the popular established Hurst Green area. The property has an impressive frontage with wide block paved driveway allowing for off road parking for numerous vehicles. The property benefits from having UPVC double Glazing, gas fired central heating, spacious lounge, refitted kitchen with integral oven and hob, and matching wall and base units, side extension which is currently being used as a bedroom and well-maintained garden. The property is offered for sale in a good presentable condition throughout. EPC C

Property Tenure
Freehold

Council Tax Band
C

Fixtures and Fittings
All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

ACCOMMODATION

Entrance Hallway

Lounge *18' 0" x 10' 10" (5.49m x 3.31m)*
Having UPVC double glazed window to front and French doors to the rear, central heating radiator, decorative fireplace and hearth.

Kitchen *9' 4" x 7' 6" (2.84m x 2.28m)*
Upvc window and door to rear, range of matching wall and base units, built in oven and hob.

Bedroom1 *8' 9" x 12' 8" (2.66m x 3.85m)*
Upvc double glazed window to Rear, central heating radiator, built in full width wardrode.

Bedroom 2 *10' 11" x 9' 1" (3.32m x 2.76m)*
Upvc double glazed window to front, central heating radiator (currently being used as a dining room).

Shower Room *7' 5" x 5' 7" (2.25m x 1.69m)*
Upvc double glazed window to rear, heated towel rail, Floor to ceiling tiles, Shower cubicle, wash basin and wc

Extension/Bedroom 3 *9' 7" x 5' 3" (2.91m x 1.60m)*
Rear extension, currently providing a bedroom, Upvc double glazed window and door to rear, central heating radiator.

Rear Hallway *10' 11" x 5' 3" (3.34m x 1.59m)*

Garage *15' 4" x 7' 8" (4.68m x 2.33m)*
Currently being used as a utility area with plumbing for washing machine. separate WC.

Outside
Front: Block paved foregarden providing off road parking and access to garage Rear: Patio are and lawned Garden.










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