

for sale

offers over **£180,000**



## Colley Lane Halesowen B63 2UD

A deceptively spacious two bedroom home perfect for first time buyers; benefitting from secure parking to the rear and briefly comprising: lounge, downstairs w.c, kitchen, two double bedrooms, re-fitted shower room, low maintenance rear garden leading to the parking area. Conveniently located for shops, schools and transport links and well presented throughout, this property must be viewed to be appreciated.



# Colley Lane Halesowen B63 2UD

## Approach

The property has a walled fore garden with wrought iron gate opening to pathway with step to front door, access to the gated parking to the rear

## Lounge

20' inc stairs x 10' 6" ( 6.10m inc stairs x 3.20m )

Double glazed window to front elevation, central heating radiator, stairs to first floor accommodation and door to inner hall

## Inner Hall

Door to under stairs storage cupboard and downstairs w.c,

## Downstairs W.C

Comprising: low level w.c, wash hand basin, central heating radiator and extractor fan

## Kitchen

9' 10" x 7' 8" ( 3.00m x 2.34m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven with gas hob and extractor over, plumbing for washing machine, space for appliances, double glazed window to rear elevation and double glazed door opening to the rear garden

## First Floor Landing

Access to loft, central heating radiator and doors leading to:

## Bedroom One

11' 2" x 10' 1" max ( 3.40m x 3.07m max )

Double glazed window to rear elevation, central heating radiator

## Bedroom Two

11' x 10' 9" ( 3.35m x 3.28m )

Double glazed window to front elevation, central heating radiator

## Re-Fitted Shower Room

Comprising: shower cubicle, part tiling to walls, low level w.c, vanity wash hand basin, extractor, central heating radiator





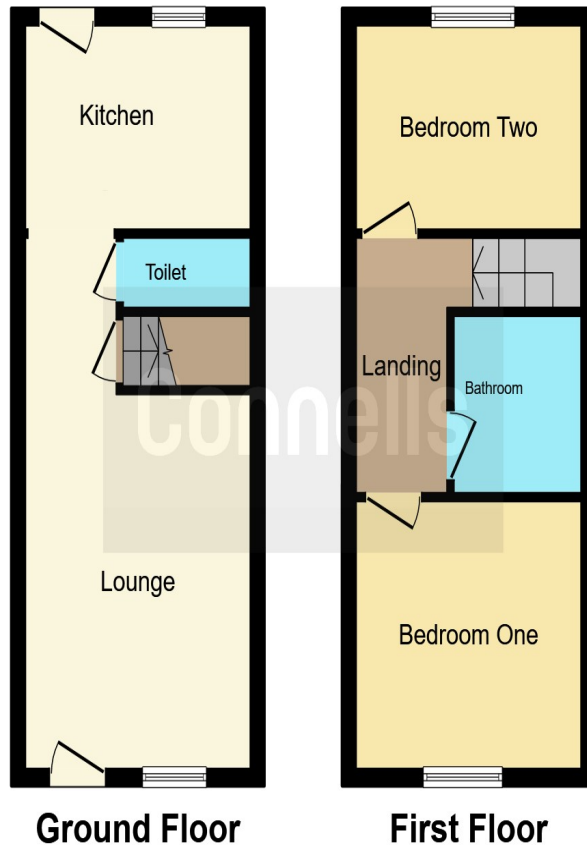
## Rear Garden

Paved and pebbled patio area with raised beds, fencing to borders and steps to the rear leading to the parking area

## Parking

There is gated access to the rear parking area, the vendor advised there are two allocated spaces to the rear of their property





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Property Ref: HSW316165 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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