

for sale

offers in the region of **£290,000**



## Forth Way Halesowen B62 9PR

An extended and much improved three bedroom semi-detached home in a popular cul-de-sac location close to well-respected schools, shops and transport links. Ideal for families, this property is well-presented throughout and briefly comprises: hallway, lounge, dining room, re-fitted kitchen with utility area, low level w.c, three good sized bedrooms, family bathroom, rear garden and driveway to the front. Viewing highly recommended.

# Forth Way Halesowen B62 9PR

## Approach

The property has a driveway to the front with pathway to rear access, front door opens to hallway

## Hallway

Two double glazed windows and door to front, stairs to first floor accommodation, glass panels and door to lounge

## Lounge

Door to kitchen, central heating radiator and archway to dining room

## Dining Room

Wood effect flooring, double glazed patio doors opening to the rear garden, central heating radiator

## Re-Fitted Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated double oven, gas hob with extractor over, integrated dishwasher, spot lights to ceiling, tiled flooring, central heating radiator, double glazed window to front elevation

## Utility Area

Plumbing and space for washing machine

## Downstairs W.C

Low level w.c, wash hand basin, double glazed obscured window to rear elevation

## First Floor Landing

Doors leading to:

## Bedroom One

Double glazed window to front elevation, central heating radiator

## Bedroom Two

Double glazed window to rear elevation, central heating radiator

## Bedroom Three

Double glazed window to front elevation, central heating radiator

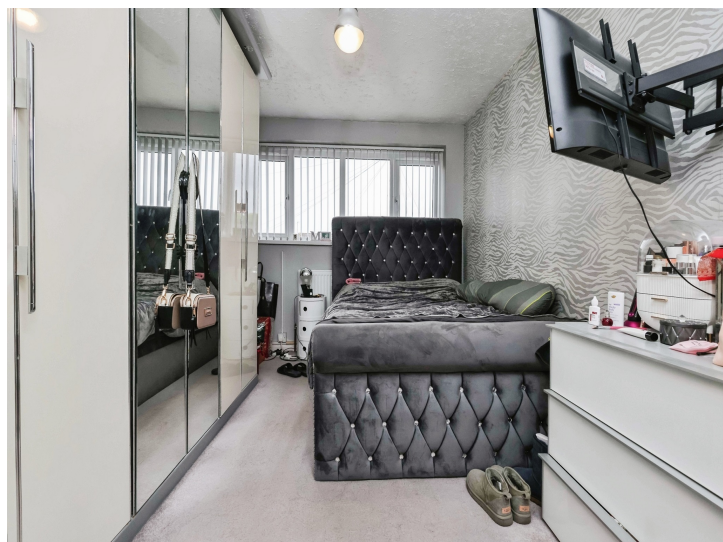


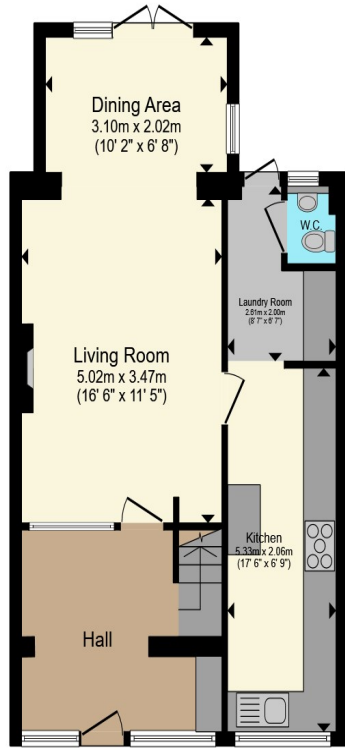
## Family Bathroom

Comprising: whirlpool bath with mixer taps over, shower cubicle, low level w.c, vanity wash hand basin, tiled walls, double glazed obscured window to rear elevation

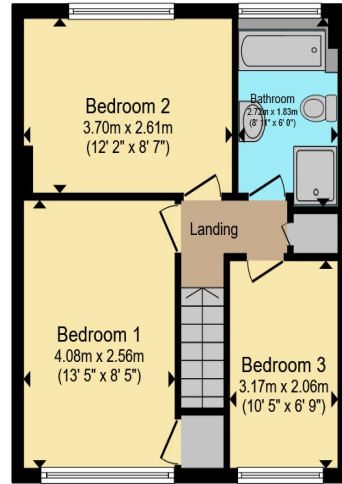
## Rear Garden

Patio area with lawn beyond, further decked patio, brick built storage, fencing to borders and covered side passage leading to the front





**Ground Floor**



**First Floor**

Total floor area 93.6 m<sup>2</sup> (1,007 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: HSW316376 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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