

for sale

offers in the region of **£315,000**



Shenstone Valley Road Halesowen B62 9TE

A stunning three bedroom semi-detached property in a popular Halesowen location, close to shops, transport links and other local amenities. This property has been much improved by the current owner and benefits from a re-fitted kitchen and shower room, along with refreshed interiors throughout. Offered with NO UPWARD CHAIN. Briefly comprising: entrance hall, two reception rooms, re-fitted kitchen, lean to, downstairs W.C, three bedrooms, re-fitted shower room, separate W.C, spacious rear garden and a large driveway. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has fantastic kerb appeal with a large, block paved driveway to the front. There are low walls to each side of the driveway and a step up to the front door opening to:

Entrance Hall

Central heating radiator, stairs up to first floor accommodation, window to front elevation, doors to:

Reception Room One

Central heating radiator, double glazed bay window to front elevation.

Reception Room Two

Central heating radiator, two double glazed windows to rear elevation, double glazed door opening to rear garden, door to:

Re-Fitted Kitchen

A beautiful, re-fitted kitchen fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, gas hob, cooker hood over, integrated fridge/freezer, integrated washing machine, storage cupboard, double glazed window to rear elevation, double glazed window to side elevation, door to:

Lean To

A convenient lean to, providing storage space, sheltered access to the front and rear of the property, along with a door opening to:

Downstairs W.C

A convenient downstairs W.C with low level W.C, tiled flooring and part tiling to walls.

Landing

Loft hatch, double glazed obscured window to side elevation, doors leading to:



Bedroom One

Central heating radiator, double glazed window to rear elevation.

Bedroom Two

Central heating radiator, double glazed bay window to front elevation.

Bedroom Three

Central heating radiator, double glazed window to front elevation.

Re-Fitted Shower Room

A stunning, re-fitted shower room with a large walk-in shower, heated towel rail, vanity wash hand basin, tiled flooring, tiled walls, extractor fan, double glazed obscured window to rear elevation.

Separate W.C

Tiled flooring, part tiled walls, vanity wash hand basin, low level W.C, double glazed obscured window to side elevation.

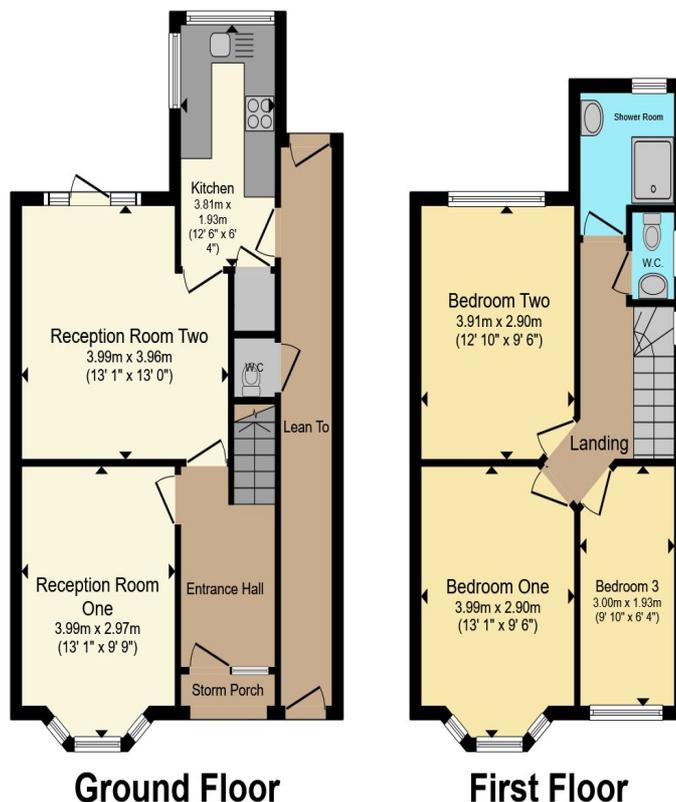
Spacious Rear Garden

A large, fence enclosed rear garden perfect for entertaining, with block paved patio area, lawn beyond, gated access to rear, door to lean to, giving access to front of property, outside tap.

Agent Notes

The property has new carpets throughout and is offered with NO UPWARD CHAIN.





Total floor area 96.9 m² (1,043 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: HSW316474 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online [connells.co.uk/Property/HSW316474](https://www.connells.co.uk/Property/HSW316474)



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