

for sale

offers in the region of **£265,000**



Blackford Close HALESOWEN B63 1JU

Situated in a cul-de-sac location on the popular Squirrels estate in the heart of Halesowen, this three bedroom family home must be viewed. Being sold with the freehold on completion, the property briefly comprises: porch, lounge, kitchen/dining room, three good sized bedrooms, bathroom with separate w.c, rear garden with gate to rear access, garage and block paved driveway. Conveniently located for transport links including train stations and junction 3 of the M5 and well-respected schools nearby.

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Approach

The property has a block paved driveway to the front with up and over door to garage and front door opens to porch

Porch

Door opens to garage and further door to lounge

Lounge

Double glazed window to front elevation, central heating radiator, stairs to first floor accommodation, door to kitchen

Kitchen/Dining Room

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for cooker, space for fridge freezer, two double glazed windows to rear elevation, central heating boiler, plumbing for washing machine, space for table and chairs, central heating radiator, double glazed door opening to the rear garden

First Floor Landing

Storage cupboard, 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

Bathroom

Comprising: bath with mixer shower over, pedestal wash hand basin, double glazed obscured window to rear elevation

W.C

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



Rear Garden

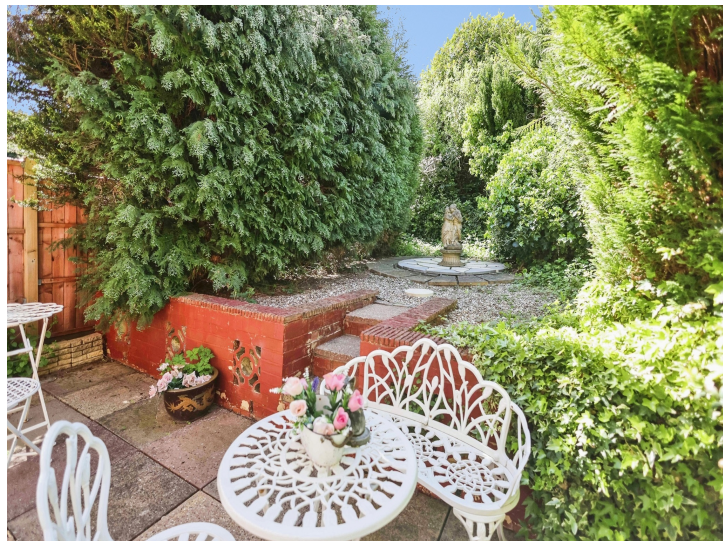
A pleasant garden with a sunny aspect, patio area with steps to pebbled garden, mature trees and shrubs, fencing to borders and gate to rear access

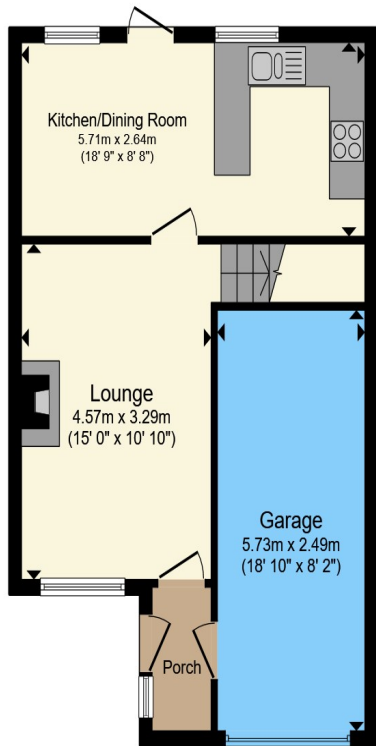
Garage

Up and over door to front and door to porch

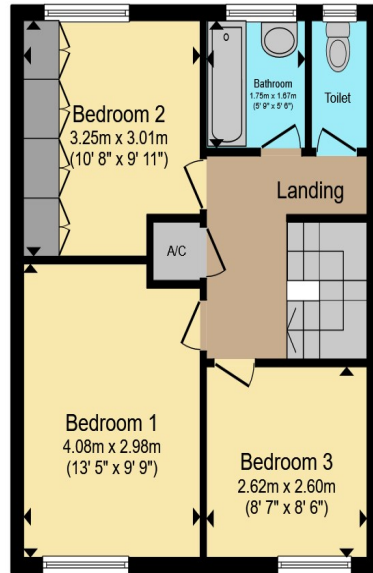
Tenure

The property is currently Freehold, the vendor has advised that this will be purchased at the same time as the sale so will be Freehold upon completion





Ground Floor



First Floor

Total floor area 92.0 m² (991 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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10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316608 - 0003

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 54.00

view this property online connells.co.uk/Property/HSW316608

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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