

for sale

offers in the region of **£330,000**



Broadstone Avenue Halesowen B63 2JL

Offered for sale with NO UPWARD CHAIN this extended three bedroom link-detached family home occupies a good sized plot in a popular location. In need of some modernisation, the property offers a good opportunity to potential buyers to make this a fantastic home. Briefly comprising: hallway, lounge, dining room, third reception room, kitchen, utility, W.C, three good sized bedrooms, shower room, good sized rear garden, garage and driveway to the front.

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Approach

The property has a paved driveway to the front with raised borders, up and over door to garage and front door opens to hallway and archway leads to reception room three

Hallway

Stairs to first floor accommodation, central heating radiator, door leading to lounge

Lounge

Window to rear elevation, central heating radiator, feature fireplace and door to dining room

Dining Room

Central heating radiator, double doors to further reception room, coving to ceiling and door to kitchen

Reception Room Three

Windows to front and side elevation,

Kitchen

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated oven, electric hob with cooker hood over, space for appliances, plumbing for dishwasher, leading through to utility area, window to rear elevation, door opens to the rear garden

Utility Area

Wall and base units, plumbing for washing machine, central heating radiator, door to W.C

W.C

Low level w.c, wash hand basin, part tiling to walls, obscured window to front elevation

First Floor Landing

Obscured window to side elevation, doors leading to:



Bedroom One

Window to rear elevation, coving to ceiling, central heating radiator

Bedroom Two

Window to front elevation, coving to ceiling. central heating radiator

Bedroom Three

Window to rear elevation, coving to ceiling, central heating radiator

Shower Room

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

Rear Garden

A good sized and low maintenance rear garden with fencing to borders, mature trees and shrubs, door to garage, outside tap

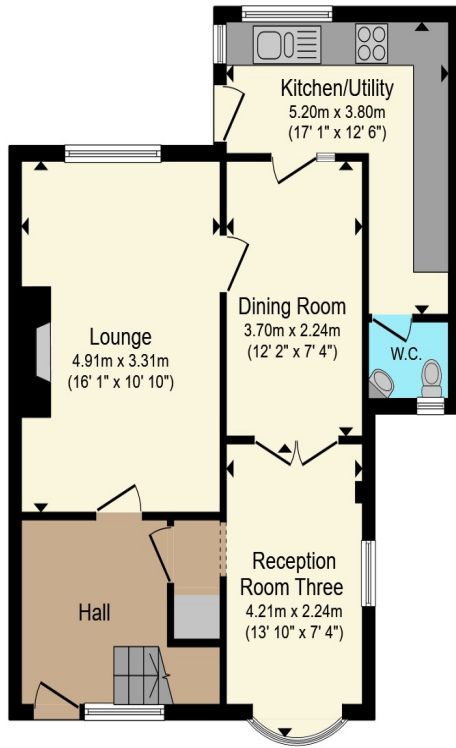
Garage

Up and over door to garage and door to rear garden

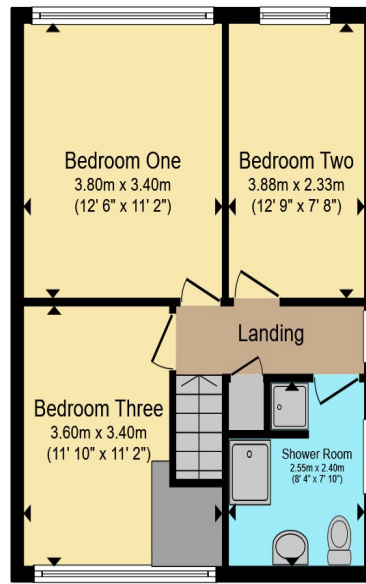
Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Ground Floor



First Floor

Total floor area 100.1 m² (1,078 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

Connells

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Property Ref: HSW316684 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

view this property online
connells.co.uk/Property/HSW316684



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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