

for sale

offers in the region of **£250,000**



Bournes Hill HALESOWEN B63 4EB

A well-presented two bedroom property in a popular and convenient location within close proximity of Huntingtree Primary School, transport links and other local amenities. Benefitting from a large driveway with a garage and EV charging point, this property is perfect for first time buyers and families looking to move to the Halesowen area. Briefly comprising: entrance porch, hallway, lounge, dining room, kitchen, rear hall, utility room, downstairs W.C, pleasant rear garden, large driveway with EV charging point & garage. Viewing is recommended to appreciate the accommodation offer.

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Approach

The property occupies a large plot and has a large driveway to the front, with a pebbled & lawned front garden with low fences surrounding, there is also an EV charging point, door to porch & separate door to rear hall, access to garage.

Entrance Porch

Double glazed window to side elevation, door to:

Hallway

Stairs up to first floor accommodation, storage cupboard, central heating radiator, doors to:

Lounge

Lounge - Central heating radiator, double glazed window to rear elevation, archway to:

Dining Room

Central heating radiator, double glazed window to front elevation.

Kitchen

Fitted with a range of wall and base units with work surfaces over, integrated oven, electric hob, cooker hood over, sink and drainer, integrated dishwasher, part tiled walls, storage cupboard with electrics, central heating radiator, tiled flooring, double

glazed window to rear elevation, door to:

Rear Hall

Tiled flooring, electric heater, doors to:

Utility Room

A convenient utility room with base units and work surface over, space and plumbing for appliances, obscured window to front elevation, electric heater.

Downstairs W.C

Low level W.C, vanity wash hand basin, splashback, extractor, double glazed obscured window to rear elevation.

Landing

Central heating radiator, storage cupboard, loft hatch, double glazed obscured window to side elevation, doors to:

Bedroom One

Storage cupboard, central heating radiator, double glazed window to front elevation.

Bedroom Two

Central heating radiator, double glazed window to rear elevation.



Re-Fitted Bathroom

Low level W.C, vanity wash hand basin, bath with shower over, heated towel rail, spotlights to ceiling, extractor, tiled walls, double glazed obscured window to rear elevation.

Garage

Fitted with electrics and an up and over door.

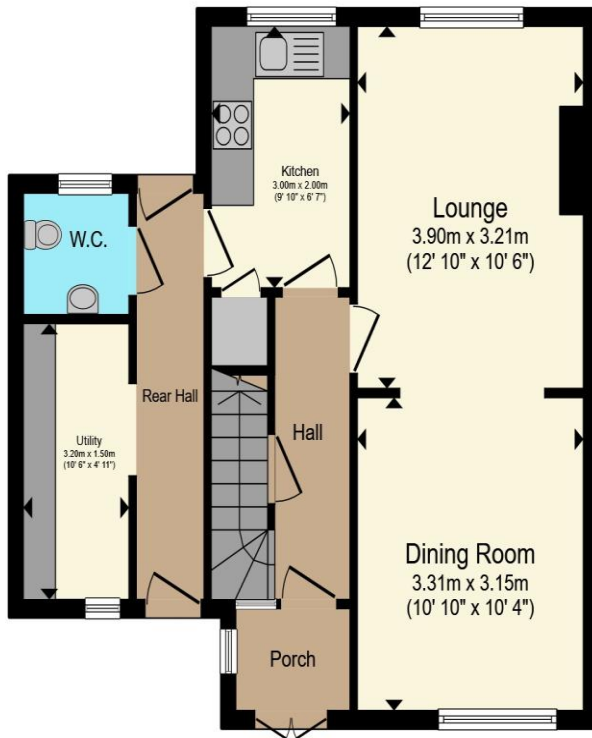
Rear Garden

A pleasant rear garden with decked seating area perfect for entertaining, there are steps down to further garden with lawn and pebbled areas, door to garage, outside tap.

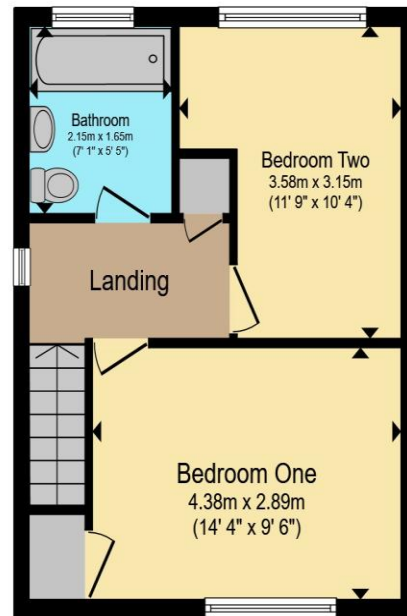
Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 91.9 m² (989 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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To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
HALESOWEN B63 4RG

Property Ref: HSW316801 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

view this property online
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