

For Sale

offers in the region of **£325,000**



Hillview Close Halesowen B63 3QW

Do not miss out on this much improved and extended family home offered for sale with NO UPWARD CHAIN. Comprising: lounge, dining room, fitted kitchen, downstairs w.c, three good sized bedrooms, re-fitted shower room, rear garden, garage and driveway.

Hillview Close Halesowen B63 3QW

A well-presented three bedroom detached family home in a conveniently located cul-de-sac location. Offered for sale with NO UPWARD CHAIN, this extended and much improved property briefly comprises: hallway, fitted kitchen, lounge, dining room, downstairs w.c, three good sized bedrooms, re-fitted shower room, rear garden, garage and driveway to the front. Viewing is highly recommended to appreciate the accommodation on offer.

Approach

The property has a block paved driveway to the front with gate to side storage and further gate to the rear garden, up and over door to garage and door opens to hallway

Hallway

Stairs to first floor accommodation, central heating radiator, wood effect flooring, doors leading to:

Kitchen

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, a range of integrated Neff kitchen appliances including fridge/freezer, dishwasher, oven, induction hob with extractor over and microwave. Under plinth heater, double glazed windows to front and side elevation, tiled flooring

Lounge

Double glazed window to rear elevation, coving to ceiling, smoke effect electric fire with feature surround, central heating radiator, archway to dining room

Dining Room

Double glazed window to rear elevation, central heating radiator, coving to ceiling, wood effect flooring and double glazed patio doors opening to the rear garden

Downstairs W.C

Comprising: vanity unit with wash hand basin and low level w.c, under stairs storage cupboard, central heating radiator, double glazed obscured window to side elevation



First Floor Landing

Double glazed obscured window to side elevation, loft access, airing cupboard housing recently replace combination boiler and doors leading to:

Bedroom One

Two double glazed windows to front elevation, central heating radiator, coving to ceiling

Bedroom Two

Double glazed window to rear elevation, central heating radiator, coving to ceiling and wood effect flooring

Bedroom Three

Double glazed window to rear elevation, wood effect flooring, central heating radiator

Re-Fitted Shower Room

Comprising: shower cubicle, vanity unit with wash hand basin, low level w.c, heated towel rail, part tiling to walls, spot lights to ceiling, double glazed obscured window to side elevation

Rear Garden

Patio area with lawn beyond, gate to front access, fencing to borders, mature trees and shrubs, further patio to the rear.

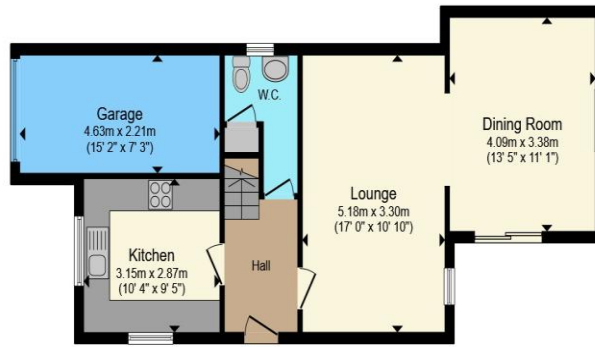
Garage

Up and over door to the front

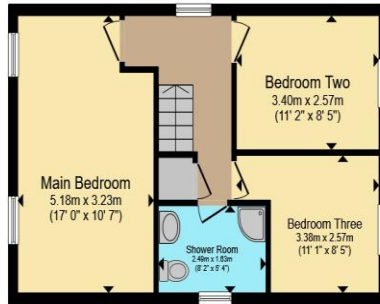
Agents Note

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 103.6 m² (1,116 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: HSW316759 - 0004

Tenure: Freehold EPC Rating: E

Council Tax Band: D

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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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