Connells

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for sale

offers in the region of **£235,000**




# Maypole Hill Halesowen B63 2NY

A well presented three bedroom semi-detached property in a popular location within close proximity of Cradley Heath train station, shops and other local amenities. Benefiting from extended accommodation and a driveway to the front, this property is perfect for families looking to move to Cradley Heath. Offered with NO UPWARD CHAIN. Briefly comprising: hallway, lounge, kitchen/dining room, re-fitted family bathroom, three bedrooms, large rear garden, front garden and driveway. Viewing is recommended to appreciate the accommodation on offer.

# Maypole Hill Halesowen B63 2NY

## Entrance Hall

Wood effect flooring, stairs up to first floor accommodation, doors to:

## Approach

The property has a driveway to the front along with a lawned front garden with well established shrubs. There is gated access to the rear garden and a pathway to the front door opening to:

## Lounge

Wood effect flooring, central heating radiator, double glazed window to front elevation, electric fireplace.

## Downstairs Family Bathroom

Low level W.C, wash hand basin, bath with shower over, tiled flooring, double glazed obscured window to side elevation.

## Kitchen/Dining Room

Base units with work surfaces over, sink and drainer, integrated oven, electric hob, integrated washing machine integrated tumble-dryer, integrated fridge/freezer, central heating radiator, space for dining table, door to rear garden, double glazed window front rear elevation.

## Rear Garden

Fence enclosed rear garden, lawn covering the garden, there is gated access to the side leading to the front of the property.

## Landing

Doors to;

## Bedroom One

Central heating radiator, double glazed window to front elevation.

## Bedroom Two

Central heating radiator, double glazed window to rear elevation.



## Bedroom Three

Central heating radiator, double glazed window to rear elevation, loft hatch.

## Aml Fee

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












Total floor area 68.7 m² (739 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
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Property Ref: HSW316825 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

**view this property online**
**connells.co.uk/Property/HSW316825**

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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