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For Sale

offers in the region of **£210,000**



Regent Close Halesowen B63 4AU

Do not miss out on this two bedroom propertyin a central Halesowen location close to shops, schools and transport links. Benefitting from a re-fitted kitchen, conservatory and off road parking, this property is ideal for first time buyers and will be freehold upon completion.

Regent Close Halesowen B63 4AU

Approach
The property has a block paved driveway to the front with door opening to hallway

Hallway
Storage cupboard, door to kitchen and door to lounge

Re-Fitted Kitchen
Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, electric hob with cooker hood over, plumbing for washing machine, integrated fridge freezer and dishwasher, breakfast bar, double glazed window to front elevation, wood effect flooring, door to storage cupboard

Lounge
Stairs to first floor accommodation, central heating radiator, feature fireplace, patio doors open to the conservatory

Conservatory
Double glazed windows to rear and side elevation, double glazed French doors opening to the rear garden, wood effect flooring

First Floor Landing
Doors leading to:

Bedroom One
Two double glazed windows to front elevation, central heating radiator

Bedroom Two
Double glazed window to rear elevation, central heating radiator

Wet Room
Low level w.c, shower, wash hand basin, tiling to walls, central heating radiator and double glazed obscured window to side elevation

Rear Garden
A low maintenance garden, patio area and fencing to borders and gate to shared front access

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



Tenure

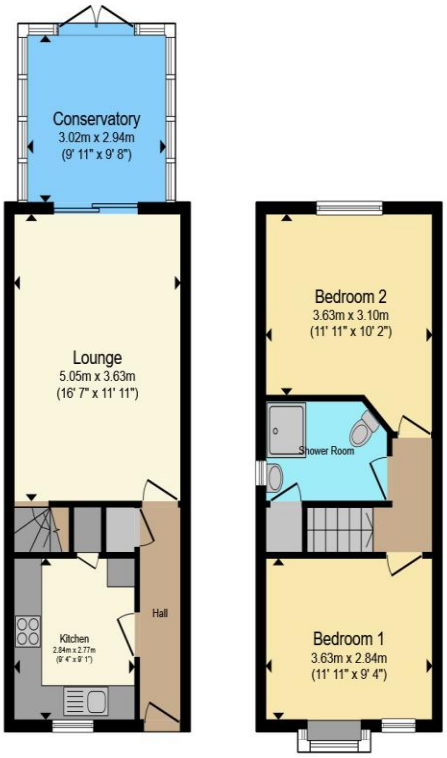
The property is currently leasehold and 50% share, the housing association have advised they are happy to sell it at 100% and the property will be Freehold upon completion. For further information please ask the branch











Total floor area 74.4 m² (801 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

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10 Hagley Road
HALESOWEN B63 4RG

Property Ref: HSW316808 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online
connells.co.uk/Property/HSW316808

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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