

for sale

offers in the region of **£195,000**



Butchers Lane HALESOWEN B63 2RX

A two bedroom semi-detached property situated in a popular and convenient location, close to shops, transport links and other local amenities. Perfect for first time buyers, the property is offered with NO UPWARD CHAIN and has a good sized rear garden. Briefly comprising: porch, entrance hall, lounge, breakfast kitchen, downstairs W.C, two good sized bedrooms, family bathroom, good sized rear garden, front garden. Viewing is recommended to appreciate the accommodation on offer.

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Approach

The property has a pleasant front garden with lawn, pathway and step up to door opening to porch. The pathway continues to gated access to rear garden.

Porch

Tiled flooring, double glazed window to side elevation, double glazed window to front elevation, door to:

Entrance Hall

Stairs up to first floor accommodation, wood effect flooring, door to lounge.

Lounge

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

Breakfast Kitchen

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, gas hob, cooker hood over, part tiled walls, space and plumbing for appliances, breakfast bar, boiler, two double glazed windows to rear elevation, door to rear garden, door to downstairs W.C.

Downstairs W.C

A convenient downstairs W.C with tiled flooring, tiled walls, central heating radiator, wash hand basin, low level W.C, extractor.

Landing

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

Bedroom One

Central heating radiator, fireplace, storage cupboard, two double glazed windows to front elevation.



Bedroom Two

Central heating radiator, double glazed window to rear elevation.

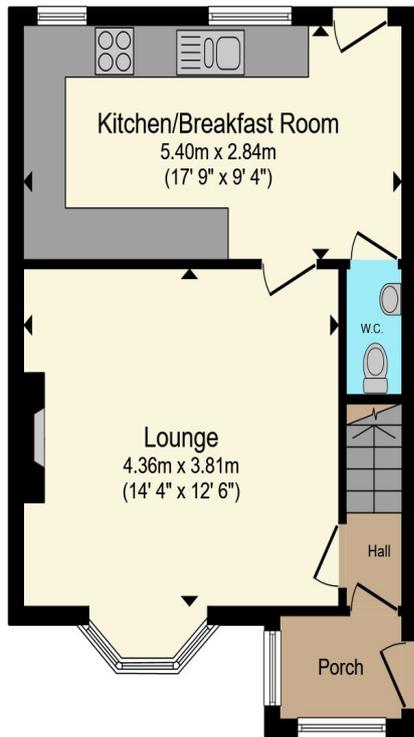
Family Bathroom

Bathtub, shower cubicle, vanity wash hand basin, low level W.C, tiled flooring and walls, central heating radiator.

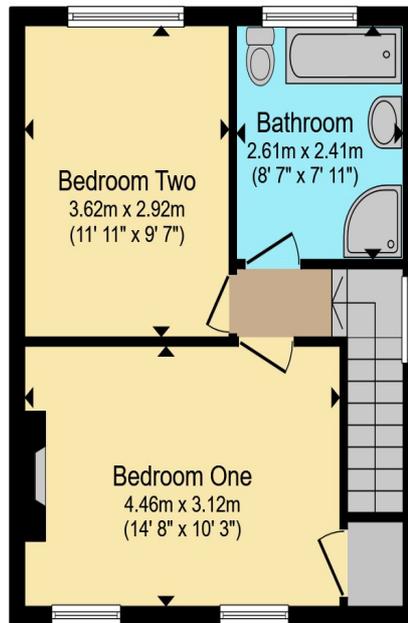
Rear Garden

A spacious, fence enclosed rear garden with patio area and step up to lawn beyond. Wood shed, outside tap, gated access to front of the property.





Ground Floor



First Floor

Total floor area 76.0 m² (818 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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Property Ref: HSW316463 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: A

view this property online connells.co.uk/Property/HSW316463



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