

for sale

offers in the region of **£230,000**



West Road South HALESOWEN B63 2UT

A three bedroom semi-detached family home in a popular and convenient location close to shops, transport links and local amenities. Benefiting from off-road parking and versatile accommodation throughout, this property is perfect for first time buyers. Briefly comprising: entrance hall, lounge/dining room, kitchen, large utility room, three bedrooms, family bathroom, spacious rear garden and off-road parking. Viewing is recommended to appreciate the accommodation on offer.

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Approach

The property has a black paved driveway to the front with a low walled foregarden. There is a front door opening to entrance hall and also another door opening to utility room.

Entrance Hall

Central heating radiator, stairs up to first floor accommodation, double glazed obscured window to front elevation, doors leading to:

Lounge/Dining Room

12' 4" max x 21' 7" max (3.76m max x 6.58m max)

Central heating radiator, fireplace, space for dining table, double glazed window to rear elevation, double glazed French doors opening to rear garden.

Kitchen

8' 8" max x 12' 9" max (2.64m max x 3.89m max)

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated dishwasher, integrated fridge/freezer, space for oven, extractor over, tiling to walls, tiled floor, double glazed window to front elevation, door to storage cupboard. There is a double glazed window to front elevation within the storage cupboard. Door to utility room.

Utility Room

9' 5" x 9' 1" max (2.87m x 2.77m max)

A large utility space fitted with a range of wall and base units with work surfaces over, space and plumbing for appliances, part tiled walls, double glazed window to front elevation, door to frontage, door to rear garden.

Landing

Loft hatch, double glazed window to front elevation, doors leading to:

Bedroom One

12' 7" max x 9' 7" (3.84m max x 2.92m)

Central heating radiator, double glazed window to rear elevation.

Bedroom Two

9' 3" to front of wardrobe x 12' 6" max (2.82m to front of wardrobe x 3.81m max)

Central heating radiator, fitted wardrobes, double glazed window to rear elevation.

Bedroom Three

8' 5" max x 8' 7" max (2.57m max x 2.62m max)

Central heating radiator, double glazed window to front elevation.



Family Bathroom

Bath with shower over, vanity wash hand basin, low level W.C, heated towel rail, part tiled walls, wood effect flooring, double glazed obscured window to front elevation.

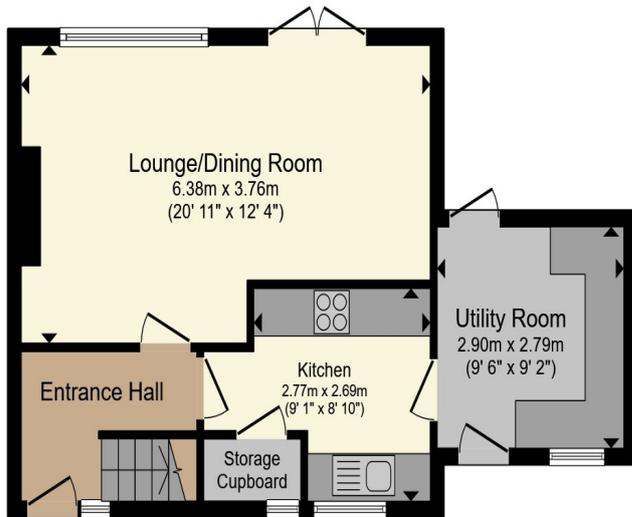
Rear Garden

A generous, fence enclosed rear garden wood shed, with decking area and artificial grass beyond. There is a slabbed area to the side of the garden, with access to brick storage outbuilding.

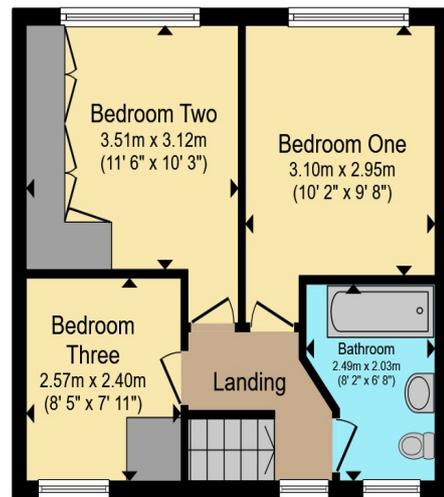
Brick Storage Outbuilding

Accessed via the rear garden, this space provides additional storage.





Ground Floor



First Floor

Total floor area 81.3 m² (875 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: HSW316420 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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