

for sale

offers in the region of **£250,000**



Haden Hill Road HALESOWEN B63 3NG

A deceptively spacious three bedroom home with accommodation over three floors. Conveniently located in the popular Haden Hill area close to the park and ideal for transport links. Briefly comprising: lounge, dining room, fitted kitchen, downstairs w.c and utility, two double bedrooms and large family bathroom to the first floor and third double bedroom to the second floor, good sized rear garden to the rear and off road parking to the front.

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Approach

The property has off road parking to the front with steps to front door and side entry which leads to the rear garden

Dining Room

Double glazed bay window to front elevation, central heating radiator, open fireplace, door to cellarette providing storage

Lounge

Double glazed window to rear elevation, wood effect flooring, central heating radiator, log burner, door to stairs

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer with mixer tap over, built in fridge freezer, range cooker, wood effect flooring, double glazed door to side and double glazed window. Steps to utility & w.c

Utility

Plumbing for washing machine, space for appliances, double glazed door to rear garden, central heating radiator, door to en-suite

Downstairs W.C

Low level w.c, vanity wash hand basin, double glazed obscured window to rear elevation

First Floor Landing

Double glazed window to side elevation, central heating radiator, stairs to second floor, 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, fireplace, door to storage cupboard.

Family Bathroom

Comprising: bath, shower cubicle, low level w.c, vanity wash hand basin, heated towel rail, spot lights to ceiling, cupboard housing central heating radiator, tiling to walls, double glazed obscured window to side elevation

Bedroom Three

Two double glazed roof windows to rear, central heating radiator.

Agents note: head height restricted in some areas

Rear Garden

Gate to front access, paved patio with lawns beyond, fencing to borders, large brick storage and mature trees and shrubs





Total floor area 129.7 m² (1,397 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: HSW314724 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: A

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