

for sale

offers in the region of **£225,000**



Wesley Avenue Halesowen B63 2PJ

An upgraded and stylish home with recently fitted kitchen, three good sized bedrooms and off road parking. Conveniently located for transport links, shops and schools, this property is ideal for first time buyers and must be viewed to be appreciated. Briefly comprising: hallway, open plan kitchen/dining room leading through to the lounge, three bedrooms, re-fitted bathroom and garden to the rear.

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Approach

The property has off road parking to the front with steps leading up to the shared access and front door

Hallway

Stairs to first floor accommodation, solid oak flooring, central heating radiator and doors lead to:

Open Plan Kitchen/Dining Room

Recently re-fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, space for fridge freezer, central Island with storage cupboards and induction hob, plumbing for washing machine, integrated dishwasher, storage cupboard, central heating radiator, double glazed window to rear elevation, double glazed door opening to the rear garden

Lounge

Double glazed window to front elevation, solid oak flooring

First Floor Landing

Access to part boarded loft space with pull down ladder, doors leading to:

Bedroom One

Double glazed window to front elevation, central heating radiator, wood effect flooring

Bedroom Two

Double glazed window to rear elevation, central heating radiator

Bedroom Three

Double glazed window to front elevation, central heating radiator, central heating boiler

Bathroom

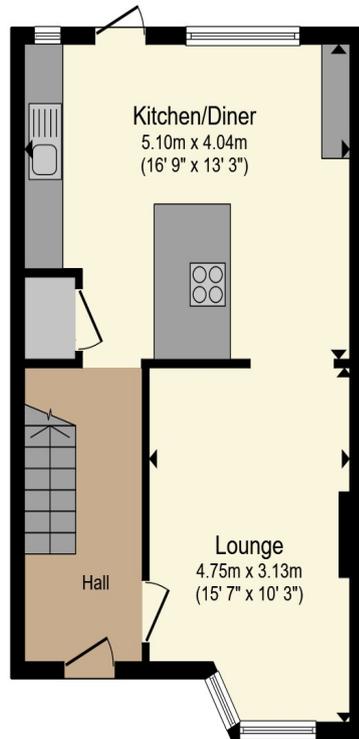
Comprising: bath, shower cubicle, low level w.c, wash hand basin, heated towel rail, extractor, part tiling to walls, tiled flooring, double glazed obscured window to rear elevation



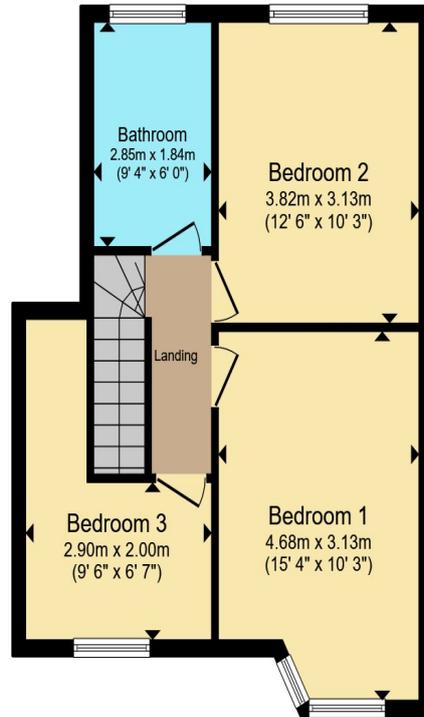
Rear Garden

Patio area with gate to shared front access, three brick built storage, garden tap, retaining wall with further garden beyond and fencing to borders





Ground Floor



First Floor

Total floor area 86.7 m² (933 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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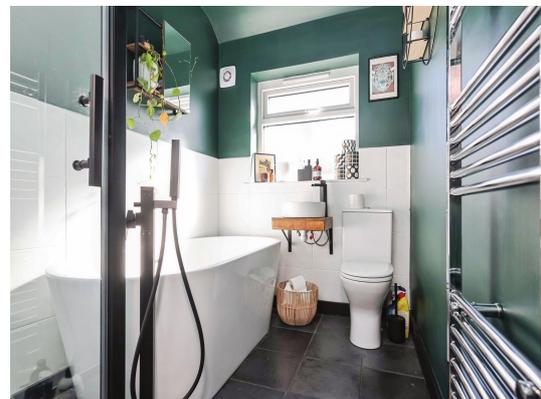
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316164 - 0003

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

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