

# PTN Estates

Residential Sales & Lettings



182 Spies Lane, , Halesowen, B62 9SP

£245,000

REDUCED FOR QUICK SALE Superbly situated with in this popular residential location and with easy access to Birmingham city centre.  
This spacious double fronted bungalow with no upward chain oozes potential and is in need of updating  
Comprising of entrance porch, lounge, extended kitchen with distinctive dining area, two good size bedrooms, bathroom, with shower over, delightful large rear garden and gated parking area to the rear from the side access road. Benefits include UPVC double glazing and gas central heating

Approach

This property is approached by a paved walkway with shaped lawns both sides

Entrance Porch

Enter from a UPVC glazed and wood front door leading to:

Hall Way

With two ceiling light points and gas central heating radiator

Lounge 3.3m x 4.6m

With UPVC double glazed windows to the front elevation, gas central heating radiator, ceiling light point, two wall light points and electric fire set on a stone hearth.

Extended Dining Kitchen 3.3m x 5.6m

This incredible spacious kitchen has a distinctive dining area entered by a folding door and is complete with wall and base units, one is home to the Worcester boiler, complimented with rolled edge work top, Stainless steel effect sink and drainer unit, plumbing for automatic washing machine and connection for gas cooker. Benefits include ceiling light point, UPVC double glazed windows to the side and rear elevation and UPVC door leading to the delightful rear garden.

Master Bedroom 3.4m x 3.3m

With UPVC double glazed window to the front elevation, gas central heating radiator, ceiling light and built in wardrobes with sliding doors.

Bedroom Two 2.8m x 3.4m

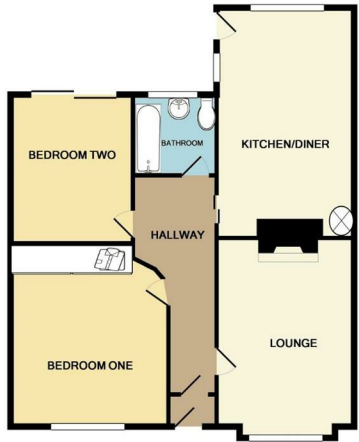
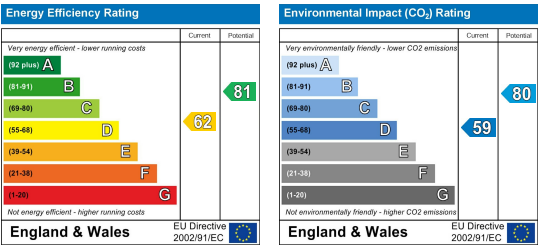
With double glazed patio doors to the delightful rear garden, gas central heating radiator, ceiling light point and two wall lights.

Bathroom 1.6m x 1.8m

Comprising of a white suite, which consists of a low flush w.c, wash hand basin and panelled in bath with Triton shower over co ordinated with tiled walls. Benefits include obscure double-glazed window to the rear elevation, ceiling light point, gas central heating radiator and access hatch to loft

Rear Garden

This most delightful rear garden with paved patio area is enhanced by a large shaped lawn which enjoys the presence of two beautiful blooming apple trees. There are gates to the rear and side, allowing access to the rear parking area



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Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

Property Mark Client Protection Scheme Ref: - C000837, Property Redress Scheme (PRS) – Membership No. PRS001624