



**Butchers Lane, Halesowen**  
Offers in the Region Of £135,000

**360° VIRTUAL TOUR**



**Features:**

- No onward chain
- Semi-detached
- Two double bedrooms
- New boiler, wiring and plumbing
- Modern style fitted kitchen
- Lounge
- Front & rear gardens
- EPC - D

**Description:**

A well-presented semi-detached house having been refitted and re-plastered throughout to a high standard. In brief the property consists of an entrance hallway, good sized lounge with large under stairs storage area, refitted modern style kitchen with integrated oven and electric hob over and a further hallway to the rear leading to a ground floor W/C and door to the rear garden. Upstairs the first-floor landing gives off to a double bedroom one with views to the front, a well sized double bedroom two and a family bathroom offering a bathtub with overhead shower. The property further benefits from having majority of windows replaced and being double glazed, new boiler, copper piping, sockets and electrics, gas central heating throughout, chimney re-pointed, missing roof tiles replaced and new fascia's. To the rear situates a good-sized garden mostly laid to lawn with initial patio space for garden furniture and side access. The front of the property is set back from the road by a large front lawn and steps leading up to the front door. Well situated to offer a variety of primary and secondary schooling, local shops, pubs and eateries. Local bus routes are available along with Cradley heath train station providing links to Birmingham, Kidderminster, Worcester and further afield.





## Details:

### Hallway

### Lounge

11' 0" x 12' 5" (3.35m x 3.78m)

### Kitchen

9' 7" x 12' 5" (2.92m x 3.78m)

### W/C

### First Floor Landing

### Bedroom One

11' 0" x 12' 5" (3.35m x 3.78m)

### Bedroom Two

9' 0" x 9' 0" (2.74m x 2.74m) max

### Bathroom

5' 8" x 5' 7" (1.73m x 1.70m)

**EPC Rating:** D

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

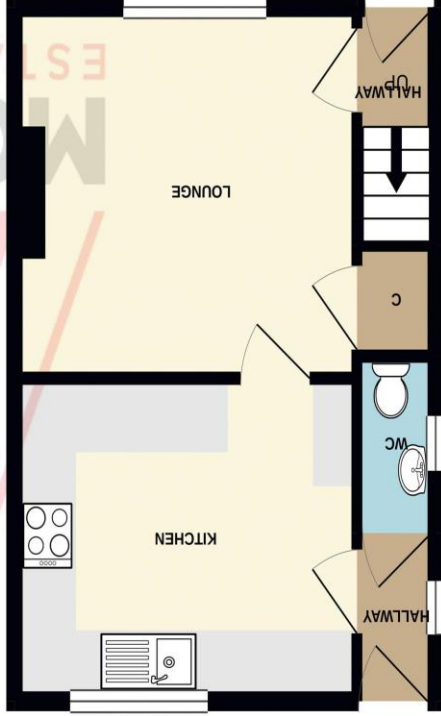
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

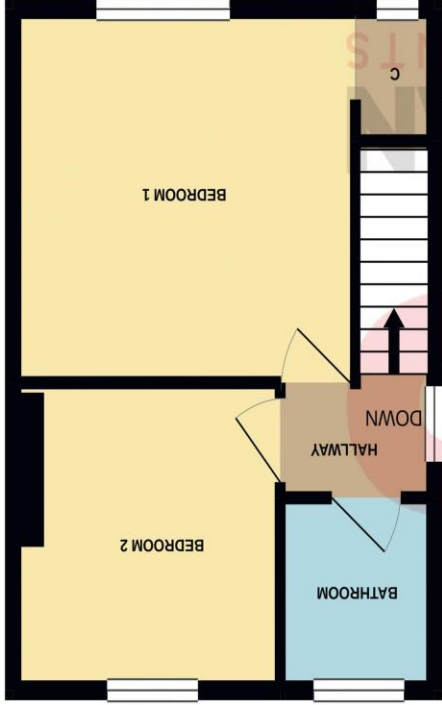
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GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

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