



**Victoria Street, Halesowen**

**£170,000**



**Features:**

- Immaculate, end of terraced home
- Three bedrooms
- Lounge and dining room
- Fitted kitchen, plus separate utility
- Ground floor w.c.
- Modern upstairs bathroom
- Pleasant rear garden
- Epc rating E

**Description:**

A truly delightful, three bedroom end of terraced home of fine character, upgraded to a particularly high standard and occupying a small cul-de-sac location in a close knit community. The property is entered directly off the street, the front lounge greets you with window to front, wood exposed floor, wall mounted modern fire to chimney breast and cupboard to alcove. Separate dining room with under stairs storage cupboard, window to rear, door to stairs and attractive cream tiling running right through into the kitchen. This has a door to side, fitted cupboards, gas hob, built-in oven, one and a half bowl sink under the window and door opening to a refitted utility room with plumbing for appliances and work surface. The flooring continues on to the ground floor w.c. at the far end, with window to rear and modern fittings. The first floor has a landing with tall fitted cupboard and loft hatch to attic storage. There are two well proportioned bedrooms to the front and a delightful main bedroom to the rear, benefiting from a storage cupboard over the stairs and a clever walk-in wardrobe to a small passage leading through to the modern bathroom with mixer shower over the bath, a sink, w.c. and concealed heating boiler. Outside the sunny aspect rear garden has a two seating areas, with loose stones and circular inserts between them. A timber shed is provided for storage. Other items of note: Combi gas central heating to radiators, double glazing, house alarm and internal wall insulation. Most of the property has been re-plastered and redecorated which will certainly appeal. The property is quite near to the town centre, making shops, supermarkets, schools and the college really accessible as well as the bus station and great road transport links to the M5 motorway and towards Merry Hill.





**Details:**

**Lounge**

11' 8" x 11' 3" (3.55m x 3.43m)

**Dining Room**

12' 3" x 11' 10" (3.73m x 3.60m)

**Kitchen**

12' 6" x 7' 0" (3.81m x 2.13m)

**Utility Room**

7' 0" x 6' 8" (2.13m x 2.03m)

**W.C.**

7' 0" x 2' 8" (2.13m x 0.81m)

**Stairs rise to first floor**

**Bedroom 1**

12' 0" x 11' 11" (3.65m x 3.63m)

**Bedroom 2**

11' 4" x 7' 4" (3.45m x 2.23m)

**Bedroom 3**

8' 0" x 7' 4" (2.44m x 2.23m)

**Bathroom**

7' 6" x 7' 0" (2.28m x 2.13m)

**EPC Rating:** E

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

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

For more information or to arrange a viewing, please call us on  
0121 809 9809.



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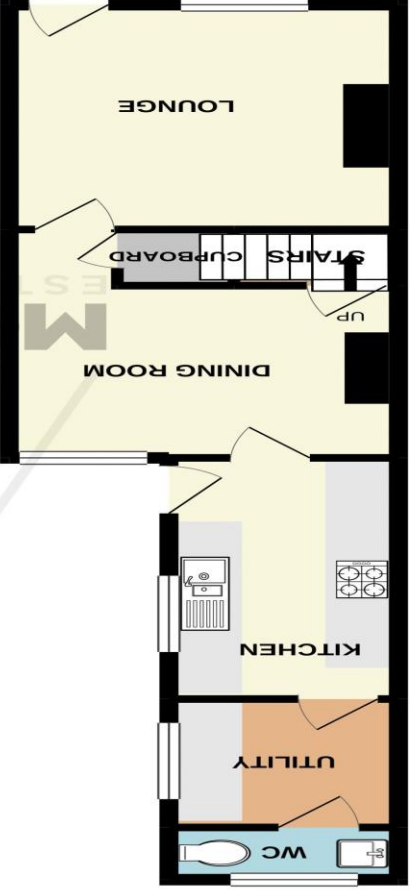
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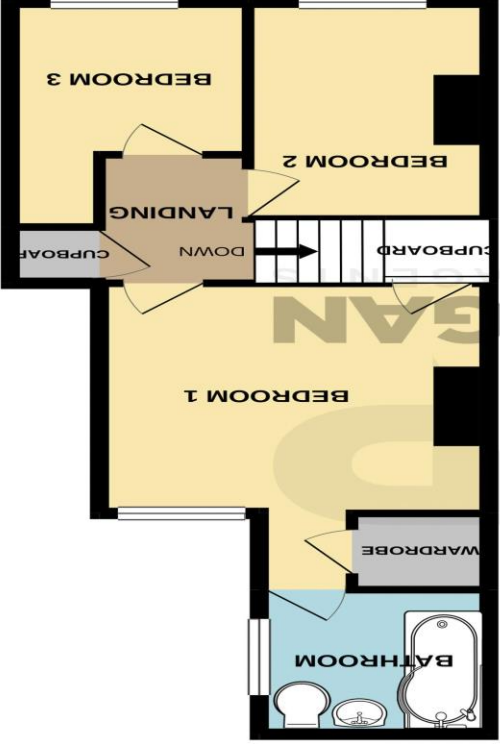
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GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 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 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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