



Colley Lane, Halesowen
Offers in Excess of £160,000

Features:

- Traditional semi detached house
- Three bedrooms
- Lounge and dining room
- Fitted kitchen
- Heated conservatory
- Bathroom, plus cloak room
- Gardens with shed
- Epc rating D

Description:

A pleasant, three bedroom, traditional semi detached home, placed close to the sought after Cradley C of E School. The layout briefly is as described: Entrance hallway, with stairs to first floor and access to a modern ground floor w.c. beneath the stairs. Front lounge, presented with grey/white decoration, having bay window to front, coal effect electric fire to surround and grey oak effect flooring. Separate dining room, having window to side and door leading to a fitted kitchen, offering a sink beneath the window, black work surfaces, ample wall and base units, electric hob, fitted fridge/freezer and a pull out storage under the units. A further door leads out the the conservatory which has a central heating radiator and double doors to the garden. Upstairs the main bedroom one has a wall of fitted wardrobes and access to the well-proportioned family bathroom, with shower over the bath and two storage cupboards aside its white suite. Double bedroom two sits to front and also features a built-in wardrobe, and single bedroom three sits aside. The walled front garden has a side gate leading along the side of the property towards an ample rear garden, laid initially with a paved patio area leading to the lawn. Floral borders and decorative paving are placed to sides and a timber shed sits at the far end. The property has double glazing and gas central heating. Locally the amenities include a convenience store, community centre, takeaways, library and doctors surgery. Home Hill park is near by as well as Haden Hill Leisure Centre, buses run along the road towards Merry Hill Shopping Centre, Halesowen and Birmingham.



Details:

Entrance Hallway

Lounge

12' 9" max into bay x 11' 3" (3.88m x 3.43m)

Dining Room

11' 7" x 9' 0" (3.53m x 2.74m)

Kitchen

11' 0" x 9' 0" (3.35m x 2.74m)

Conservatory

10' 4" x 9' 1" (3.15m x 2.77m)

Under stairs w.c.

Bedroom 1

11' 0" x 11' 0" both max (3.35m x 3.35m)

Bedroom 2

11' 3" x 11' 0" both max (3.43m x 3.35m)

Bedroom 3

8' 3" x 6' 6" max (2.51m x 1.98m)

Bathroom (off bedroom one)

10' 2" max w x 5' 9" (3.10m x 1.75m)

EPC Rating: D

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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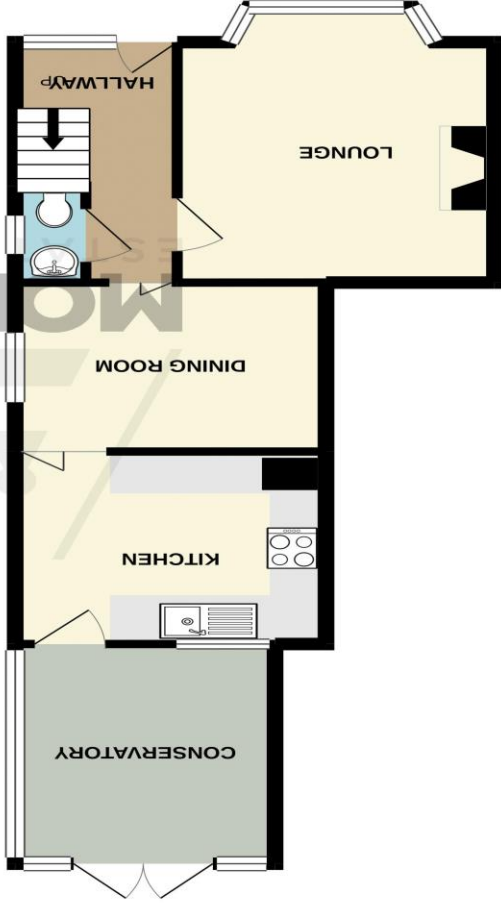
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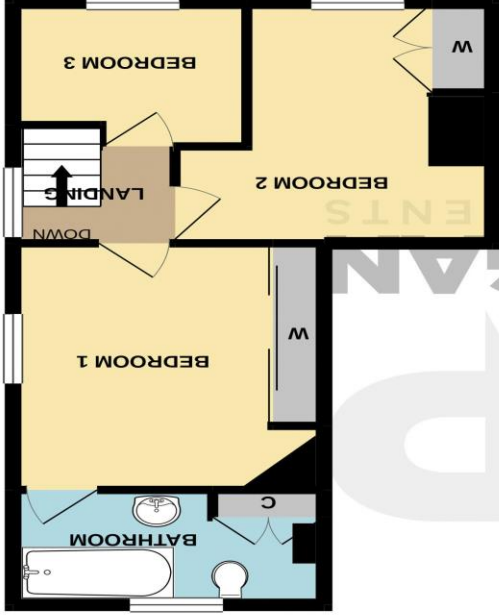
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GROUND FLOOR (44.3 sq.m.) approx.



1ST FLOOR (34.2 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. Made with Hektropix © 2020

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