



Beecher Road East, Halesowen
£150,000

Features:

- Semi detached house
- Two double bedrooms
- Lounge and conservatory
- Breakfast kitchen
- Ground floor w.c., modern shower room
- Garden with large shed
- Hard surface to front. no drop kerb
- Epc rating D

Description:

A most well presented, two double bedroom semi detached house near facilities. The layout briefly comprises: Entrance hall. Delightful front lounge, having fire surround, feature walls to alcoves, carpet to floor and access to a rear lobby. This reaches the ground floor w.c. and a useful pantry. An open doorway reveals the pleasant breakfast kitchen, having window to rear, gas hob, built-in oven, inset sink to work surfaces, breakfast bar, plumbing and space for further appliances. The far end of the lobby has a pvc door opening to a generous conservatory, with grey wood effect floor and double doors to the rear garden. From the landing is placed a good sized bedroom one with window to front and access to a cupboard with window housing the central heating boiler. Rear bedroom two is also a double room and the shower room is thoughtfully fitted out in grey and white. Outside the frontage is laid with hard surfacing which vendor uses to park 2 cars upon, (note there is no drop down kerb). The neat rear garden has a slabbed patio area, side gate, some steps through dwarf walling to reach the lawn. Fences line the perimeters and a large shed is offered with the sale. The property has double glazing and a newly replaced front door. Locally there is an abundance of facilities along Windmill Hill, including various food outlets, a post office, surgery, pubs and convenience stores, however the property is not far from the town centre for a choice of supermarkets and schools, as well as the college.



Details:

Hall

Lounge

13' 0" x 11' 7" (3.96m x 3.53m)

Breakfast Kitchen

10' 0" x 9' 4" (3.05m x 2.84m)

W.C.

Conservatory

12' 7" x 8' 11" (3.83m x 2.72m)

Stairs rise to first floor

Bedroom 1

13' 1" x 11' 6" (3.98m x 3.50m)

Bedroom 2

9' 11" x 9' 6" (3.02m x 2.89m)

Shower Room

6' 2" x 5' 10" (1.88m x 1.78m)

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
0121 809 9809.



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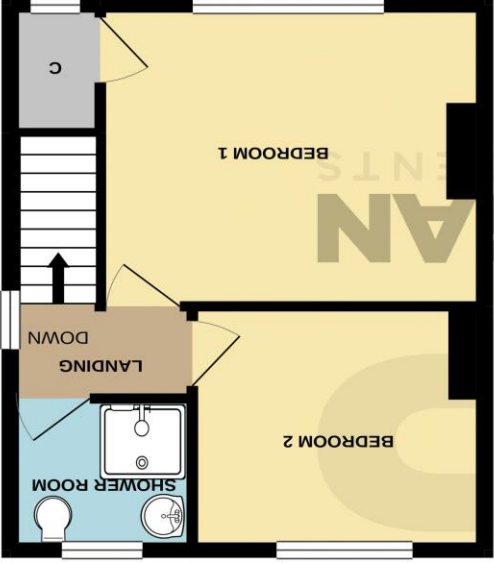
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GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



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