



Howley Grange Road, Halesowen
£299,950

Features:

- Semi detached house
- Three bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Family bathroom
- Large rear garden
- Driveway and garage
- EPC - D

Description:

This three bedroom semi detached house, ideal for families due to its close proximity to excellent schooling. The property in brief: Entrance porch and entrance hall with under stair storage.

Following on is the dining room which benefits from a bay window and a feature fireplace. Through to the lounge, which also has a bay which has a patio door to the rear garden. The kitchen/breakfast room offers an integrated gas hob, oven, fridge, freezer and dishwasher, as well as space for a washing machine. Upstairs: Bedrooms one and two are both double in size with bay windows. Bedroom one also benefits from a range of fitted furniture. The well-proportioned bedroom three sits to the front of the property. There is a family bathroom with both a bath and walk-in shower cubicle. Outside: To the rear, the property benefits from a patio area, with steps leading to the extensive lawn. To the front is a driveway for several cars as well as a garage, which has electrics. This property is well situated for commuters due to its close proximity to the M5 and Manor Way to Birmingham City Centre. There are local shops and amenities close-by, with further shops and supermarkets being accessible in Halesowen town centre. There are also views of Clent Hills from the property.



Details:

Entrance Porch

Entrance Hall

Dining Room

14' 0" x 11' 11" (4.26m x 3.63m)

Lounge

15' 2" to bay x 11' 0" (4.62m x 3.35m)

Kitchen/Breakfast Room

17' 5" x 10' 5" (5.30m x 3.17m)

Bedroom One

15' 6" to bay x 8' 9" to wardrobe (4.72m x 2.66m)

Bedroom Two

14' 8" to bay x 11' 1" (4.47m x 3.38m)

Bedroom Three

6' 9" x 7' 7" (2.06m x 2.31m)

Bathroom

8' 4" x 6' 3" (2.54m x 1.90m)

Garage

22' 0" x 7' 5" (6.70m x 2.26m)

EPC Rating: D

Council Tax Band: C (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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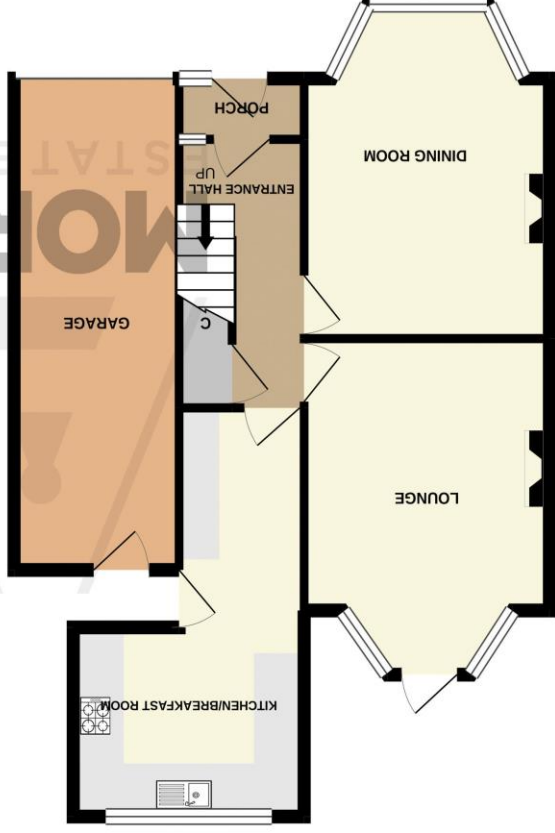
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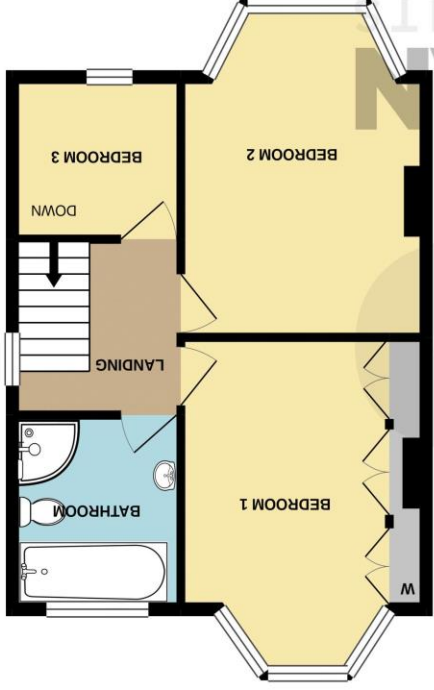
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GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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