



**Highfield Crescent, Halesowen**  
**£140,000**



**Features:**

- Modern middle terraced house
- Two double bedrooms
- Living room
- Breakfast kitchen
- Ground floor w.c.
- Family bathroom
- Gardens and parking
- Epc to follow externally

**Description:**

A modern 2 bedroom terraced house, making an ideal first purchase for a young family.

The property briefly comprises: hall, living room with feature fireplace with electric fire, leading on to the breakfast kitchen with a range of matching units and cupboards, inset sink and drainer, with space for the cooker of your choice and a washing machine. A further door leads to the rear hallway giving access to 2 storage cupboards, the guest W.C. and door to the rear garden.

Upstairs presents 2 spacious double bedrooms, bedroom 1 stretching across the width of the property, and the traditional 3-piece family bathroom with shower over the bath and storage area.

Outside to the front is the garden with lawn and planting, whilst to the rear is the enclosed garden comprising patio, lawn and border planting.

Locally there are shops, takeaways, chemist, newsagents, launderette, park and pubs near by, as well as access to several good primary and secondary schools. Buses run into Birmingham and Merry Hill, and Cradley Heath railway station is a short drive away.



**Details:**

**Entrance Hall**

**Living Room**

13' 10" x 12' 0" (4.21m x 3.65m)

**Breakfast Kitchen**

11' 2" x 10' 7" (3.40m x 3.22m)

**Rear Hallway**

**Ground floor w.c. and storage cupboards**

**Stairs to first floor landing**

**Bedroom 1**

17' 3" max w into alcove x 12' 4" (5.25m x 3.76m)

**Bedroom 2**

11' 2" x 10' 7" (3.40m x 3.22m)

**Bathroom**

8' 0" x 6' 2" (2.44m x 1.88m)



**EPC Rating:**

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

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

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



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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.

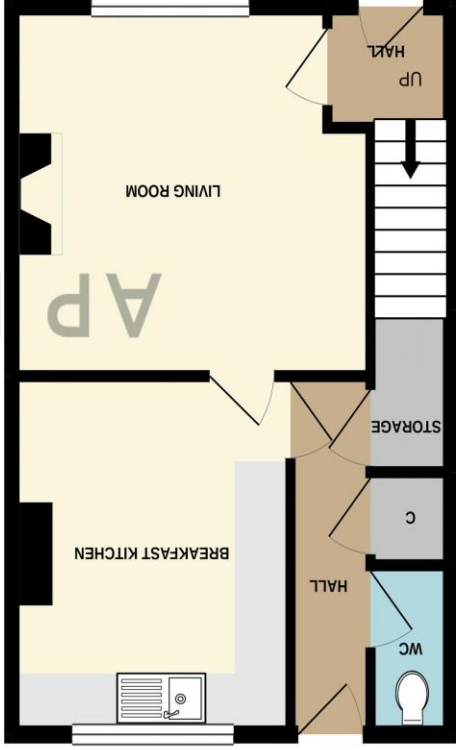
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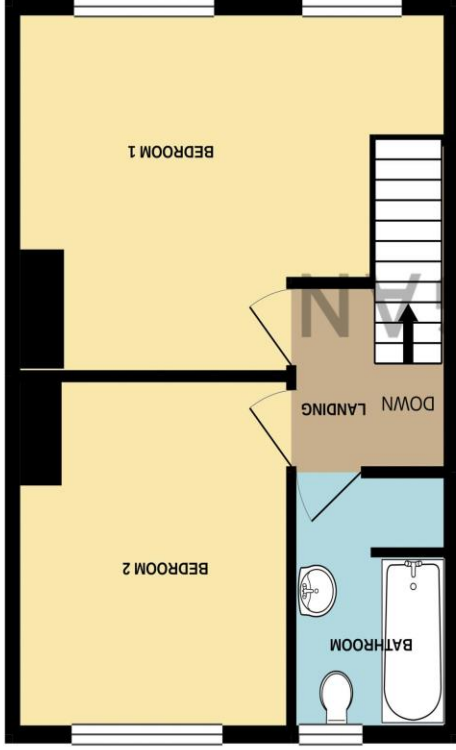
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GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and 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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TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.

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