



30 Beecher Street
Halesowen
B63 2DP

Guide Price £210,000



A spacious modern family detached home, This wonderful family home offers extensive accommodation including welcoming entrance hall with downstairs w.c., attractive through lounge diner with conservatory off, fitted kitchen, good sized rear garden leading from conservatory, three double bedrooms, family bathroom, master bedroom suite on the second floor with en-suite bathroom. Must be viewed to be fully appreciated. DAG 6/7/16 V2 EPC=C



Lex Allan & Grove loves the extensive accommodation on offer



Guide Price £210,000
Freehold

Location

Beecher Street is conveniently located within close proximity to Halesowen Town Centre with its local amenities including shops, supermarkets, pubs and bus station. There are excellent road/transport links to the surrounding areas including junction 3 of the M5 motorway network being just a short drive away. For families there are schools of great repute at both primary and secondary levels within the surrounding areas and there are a range of popular leisure facilities close by including the picturesque National Trust Clent Hills



Approach

Via driveway with pathway to side, door leading to:

Entrance hall

Central heating radiator, stairs to first floor accommodation door leading to:

Downstairs w.c.

Window to front, w.c., wash hand basin, central heating radiator.

Lounge diner 24' 3" x 14' 1" max 11' 1" min (7.4 x 4.3 max 3.4 min)

Double glazed bay window to front, open plan dining area and open plan into conservatory.

Conservatory 8' 10" x 7' 10" (2.7 x 2.4)

Double glazed window and doors to rear, central heating radiator, ceramic tiled flooring.

Fitted kitchen 9' 10" x 8' 10" (3.0 x 2.7)

Double glazed window to rear, one and a half bowl sink with drainer and mixer tap, complementary tiling to walls, central heating boiler, range of wall and base units with roll top work surfaces over, gas hob with electric oven beneath, filter hood, complementary tiling, integrated fridge freezer, ceramic tiling to floor, central heating radiator.

Landing

Having double glazed window to front, doors leading to:

Bathroom

Double glazed obscured window to rear, w.c., bath, pedestal wash hand basin, central heating radiator.

Bedroom two 12' 5" x 14' 5" (3.8 x 4.4)

Double glazed window to rear, central heating radiator.

Bedroom three 14' 9" x 11' 5" (4.5 x 3.5)

Double glazed window to front, central heating radiator.

Second floor landing

With window to side and door leading to :

Bedroom one 18' 0" x 18' 4" max 15' 1" min (5.5 x 5.6 max 4.6 min)

Two sky light velux windows to rear, sky light window to front, further window to side, door to:



En-suite

Having w.c., shower cubicle, central heating radiator, pedestal wash hand basin.

Garden

Having stone chipping pathway, path to side gate, mature lawn and borders.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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VIEWING View by appointment only with Lex Allan & Grove. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.