



Southwick Road, Halesowen B62 9EU

welcome to

Southwick Road, Halesowen

***** TWO - BEDROOM END-TERRACED ***** SOUGHT AFTER HALESOWEN AREA ***** CLOSE TO LOCAL AMENITIES ***** EXCELLENT TRANSPORT LINKS ***** TWO RECEPTION ROOMS ***** OFFICE/THIRD BEDROOM ***** TWO BATHROOMS *****

Agent Note

This property is council tax band A.

Entrance Hallway

Front door leads into entrance hallway. Doors to dining room, living room and kitchen. Storage cupboard.

Dining Room

12' x 8' 5" (3.66m x 2.57m)
Double glazed window to front, ceiling light connection, central heating radiator, wooden flooring.

Living Room

12' 3" x 12' (3.73m x 3.66m)
Double glazed window to rear, door to kitchen, stairs to first floor, built in log burner with flute, central heating radiator, ceiling light connection, wooden flooring.

Kitchen

14' 6" x 8' 5" (4.42m x 2.57m)
Double glazed window to rear & door to garden, tiles to splash-prone areas, fitted kitchen with a range of wall & base units with worktops over, plumbing for washing machine, space for tumble dryer, integrated oven & hob with cooker hood over, ceiling spotlights, space for fridge freezer, sink & drainer, tiled floor, wall mounted boiler.

Bathroom

6' 1" x 5' 5" (1.85m x 1.65m)
Double glazed frosted window, P-shaped bath with shower over, tiled walls, wash hand basin with hot & cold taps with storage beneath, low level flush w/c, heated towel rail.

Office/Bedroom 3

11' x 8' 4" (3.35m x 2.54m)
Double doors to rear garden, laminate flooring, ceiling light connection, central heating radiator.

Landing

Doors to two bedrooms & shower room.

Bedroom One

12' x 12' (3.66m x 3.66m)
Double glazed window to front, ceiling light connection, central heating radiator.

Bedroom Two

12' x 7' (3.66m x 2.13m)
Double glazed window to rear, ceiling light connection, central heating radiator.

Shower Room

6' 11" x 4' 11" (2.11m x 1.50m)
Double glazed frosted window, tiled floor, wash hand basin the mixer tap & storage beneath, low level flush w/c, corner shower unit, ceiling light connection.

Front Garden

Paved front garden, small wall surrounds.

Rear Garden

Patio area, lawned area, gravel area, fencing, outside spotlights, array of shrubs, bushes & trees.





check out more properties at shipways.co.uk



welcome to

Southwick Road, Halesowen

- END-TERRACED
- TWO BEDROOM
- SOUGHT AFTER HALESOWEN AREA
- OFFICE/THIRD BEDROOM
- REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in the region of

£210,000



Total floor area 85.3 m² (919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



check out more properties at shipways.co.uk



Property Ref:
HBN112407 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Not for marketing purposes INTERNAL USE ONLY



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk