



## Halesowen Road

Netherton Dudley West Midlands DY2 9PS

**£127,950**

Beautifully presented and much improved two bedroom semi detached property. Having the feel of a traditional terraced property with a modern twist but with all the benefits of a semi detached home. The accommodation comprises Entrance Lobby, Front and Rear Reception Rooms, Modern Fitted Kitchen, Utility Room, Two Double Bedrooms and Bathroom. The property benefits from Double Glazing and Central Heating, Off Road Parking to the front and a well maintained two level private rear garden. This property really has to be seen to be appreciated.



# Property Features

- Two Reception Rooms
- Two Double Bedrooms
- Semi Detached
- Modern Fitted Kitchen
- Beautifully Presented
- Private Rear Garden
- Off Road Parking
- Double Glazed
- Centrally Heated

## Full Description

### ENTRANCE LOBBY

Having stairs off to first floor and doors off to

### RECEPTION ROOM

11' 10" x 10' 11" (3.63m x 3.33m) Having double glazed window to the front aspect and central heating radiator.

### RECEPTION ROOM

11' 10" x 10' 10" (3.63m x 3.31m) Having door off to under stairs storage, double glazed window, central heating radiator and opening through to

### KITCHEN

11' 6" x 6' 9" (3.53m x 2.07m) Having a range of modern upper and lower fitted kitchen units, integrated oven, hob and extractor hood, tiled splash backs, double glazed window, Chrome ladder

style radiator, door to rear garden and door to

### UTILITY ROOM

4' 6" x 6' 9" (1.39m x 2.07m) Having plumbing for a washing machine, double glazed window and central heating radiator.

### LANDING

Having door off to

### MASTER BEDROOM

11' 11" x 10' 11" (3.64m x 3.35m) Having double glazed window, built in wardrobe with sliding doors and central heating radiator.

### BEDROOM

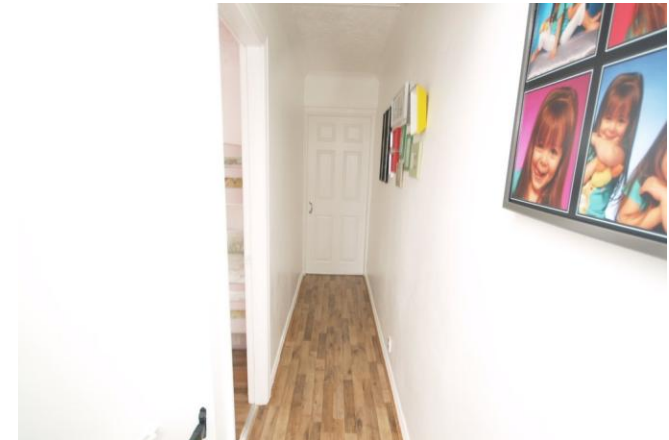
8' 10" x 10' 11" (2.71m x 3.33m) Second double bedroom with two double glazed windows and central heating radiator.

### BATHROOM

7' 8" x 6' 9" (2.36m x 2.06m) Having modern white WC, pedestal wash hand basin, bath with shower over and glass bath screen, double glazed privacy window and Chrome ladder style central heating radiator.

### REAR GARDEN

Split over two levels with paved patio seating area to the lower level and to the upper level a decked seating area and a lawn area split over three levels.





Stourbridge Office  
15-17 St Johns Road  
Stourbridge  
West Midlands  
DY8 1EJ

T: 01384 444 645

E: stourbridge@thepropertyshop.co.uk

Netherton Office  
54 Halesowen Road  
Netherton  
West Midlands  
DY2 9PQ

T: 01384 456 022

E: netherton@thepropertyshop.co.uk

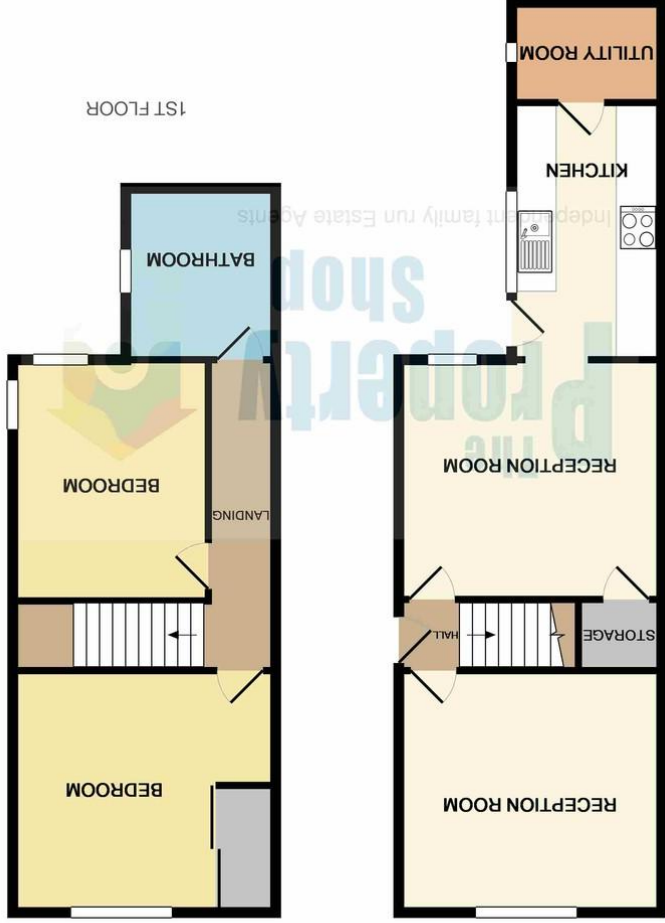
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for 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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GROUND FLOOR



1ST FLOOR

