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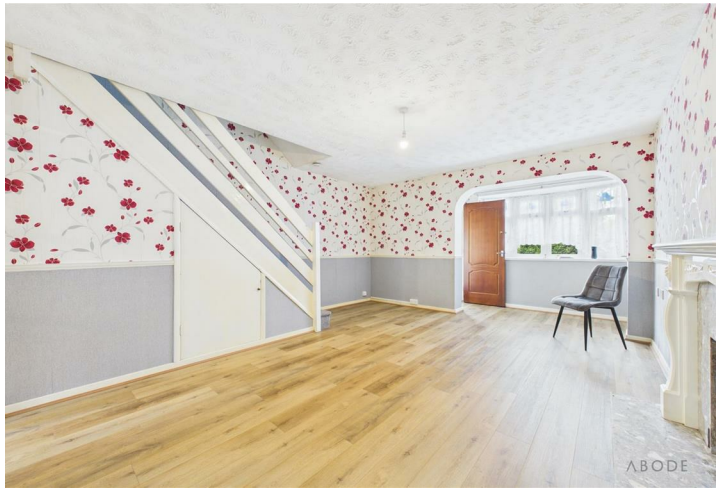
Mansell Close, Halesowen, West Midlands, B63 2XT

£175,000

https://www.abodemidlands.co.uk



Mansell Close is a well-presented home offering practical and well-balanced accommodation, with spacious rooms and useful built-in storage throughout.

The property is entered via a UPVC double-glazed front door leading into a welcoming hallway with access to the electrical meter and consumer unit. The front lounge features a bay window, fireplace with Adam-style surround, understairs storage, and a staircase rising to the first floor, creating a comfortable main living space. The kitchen/diner provides a functional and sociable area for everyday living and dining.

To the first floor, there are three bedrooms, each well-proportioned and benefiting from fitted or built-in storage. The accommodation is completed by a family bathroom fitted with a three-piece suite including a shower over bath.

Further benefits include UPVC double glazing, gas central heating, and a practical layout suited to a range of buyers. The property also offers off-street parking arrangements situated in a block row.

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Hallway
Entered via a UPVC double-glazed front door, the hallway provides access to a useful meter cupboard housing the electric meter and consumer unit, along with access to the main living accommodation.

Lounge
A bright front-facing reception room featuring a UPVC double-glazed bay window and a focal fireplace with timber Adam-style surround. The room also includes a central heating radiator, smoke alarm, understairs storage cupboard, and a staircase rising to the first floor. A glass-panelled internal door leads through to the kitchen/diner.

Kitchen/Diner
With a UPVC double-glazed window to the rear elevation and a UPVC double-glazed frosted door providing access to the rear garden.

The kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by drop-edge preparation work surfaces with tiled splashbacks. Integrated appliances include a four-ring hob with oven and grill beneath, and a 1½ bowl stainless steel sink and drainer with mixer tap. There is plumbing and space for freestanding under-counter white goods.

Additional features include a central heating radiator and a useful under-stairs storage cupboard with shelving, providing further practicality.

Landing
The landing provides access to the loft via hatch and includes a smoke alarm, thermostat, and doors leading to all bedrooms and the bathroom.

Bedroom One
A well-proportioned double bedroom with UPVC double-glazed window to the front elevation, central heating radiator, and a range of built-in fitted wardrobes with hanging rails and shelving.

Bedroom Two
A double bedroom with UPVC double-glazed window to the rear elevation, central heating radiator, and built-in double wardrobe with shelving.

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Bedroom Three

A further bedroom with UPVC double-glazed window to the rear elevation and central heating radiator.

Bathroom

Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap, and bath with electric shower over and glass screen. Additional features include tiled wall coverings, extractor fan, central heating radiator, and a frosted UPVC double-glazed side window.

Parking

Off road parking for this property is situated on a row offset from the property.

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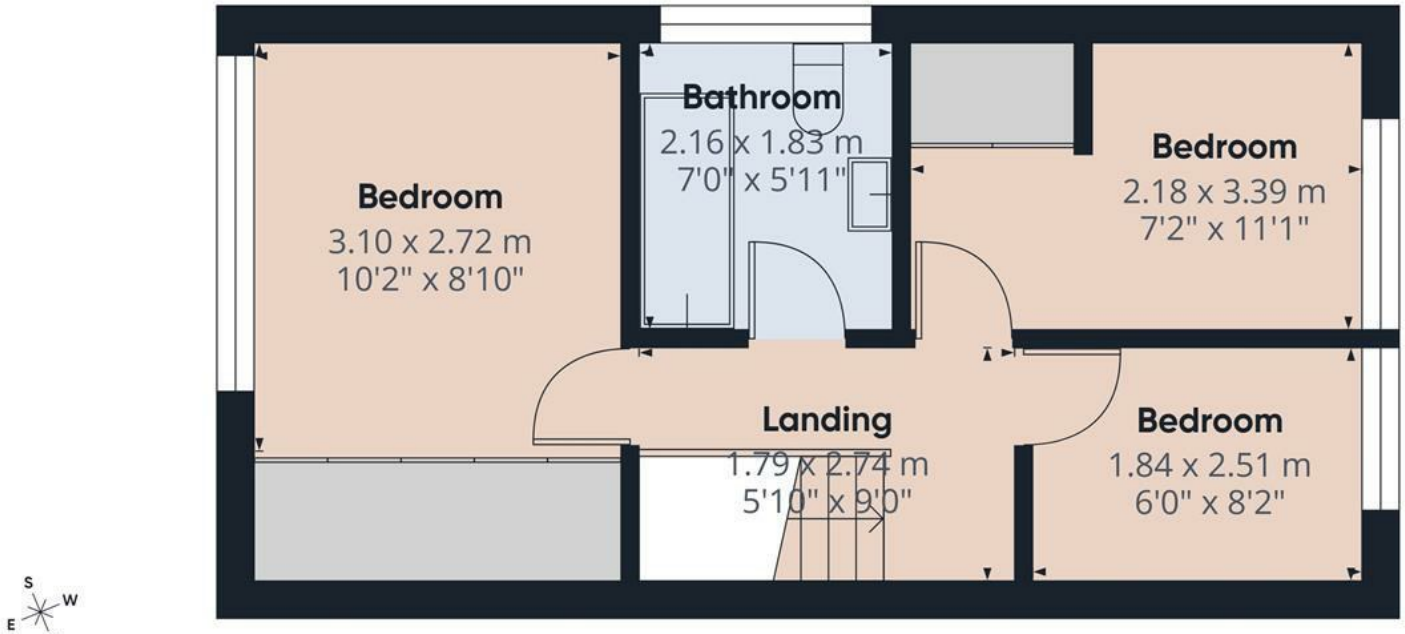
Floor 0



Floor 1

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Approximate total area(1)

67.5 m²

727 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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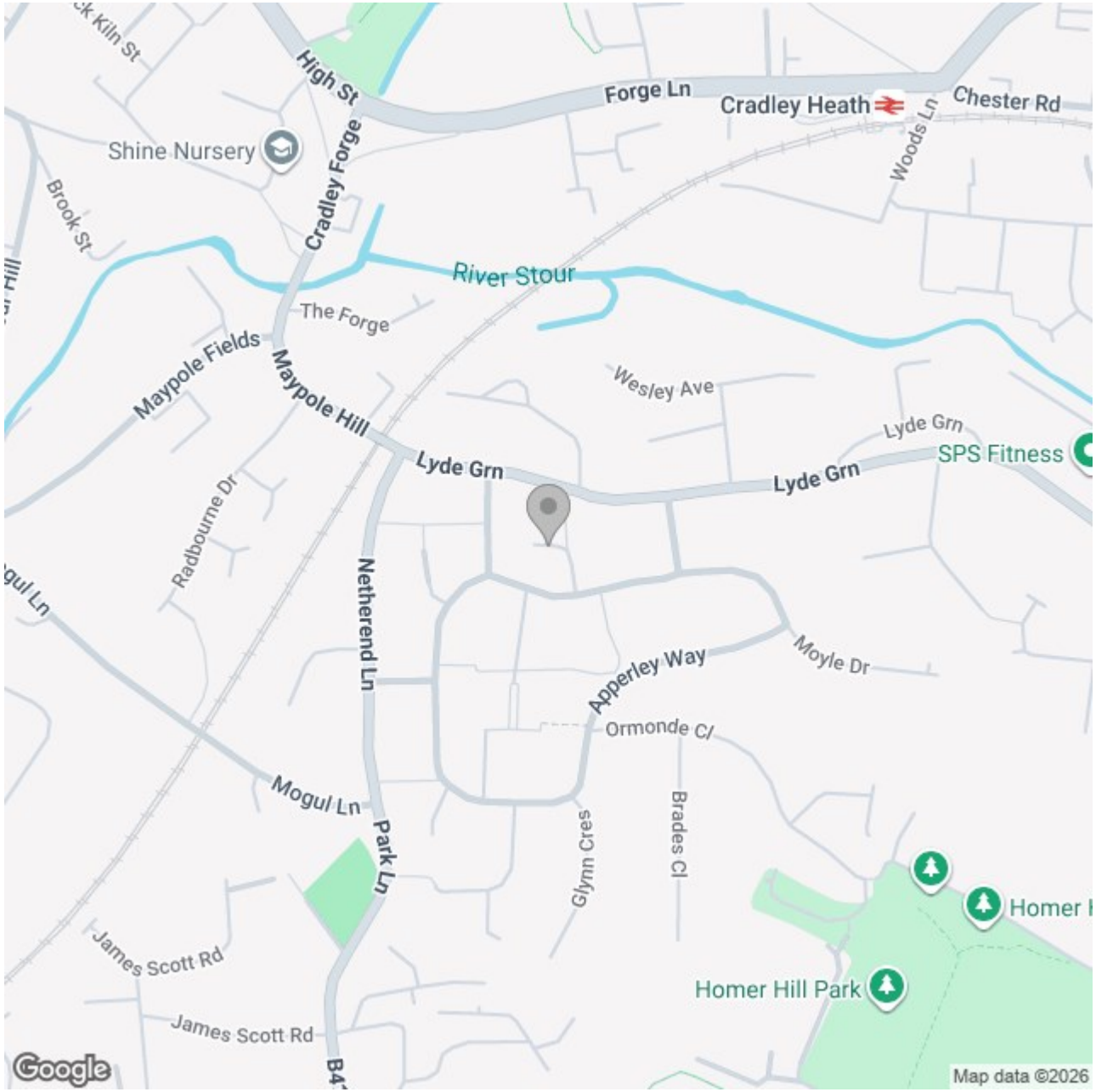

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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