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Hawne Close, Halesowen, West Midlands, B63 3QQ

£245,000



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An excellent opportunity to purchase this spacious and versatile three-bedroom family home, situated in a popular residential location and offered to the market with NO UPWARD CHAIN.

The property offers well-presented accommodation throughout, briefly comprising an entrance porch, welcoming hallway, useful cloakroom/storage cupboard, spacious lounge/diner, fitted kitchen, conservatory and separate study, providing ideal additional space for home working or family use.

To the first floor are three well-proportioned bedrooms, a modern family bathroom and the added benefit of a separate shower room.

Further benefits include UPVC double glazing, gas-fired central heating via a combination boiler, a positive input ventilation system and a range of useful storage facilities.

Hawnes Close is conveniently positioned for access to a range of local amenities, with nearby Stourbridge town centre offering an excellent selection of shops, supermarkets, cafés, restaurants and everyday services. The popular Ryemarket and Crown shopping centres provide further retail facilities.

The area also benefits from local schooling, recreational facilities and green spaces, together with convenient public transport links, including Stourbridge Town and Stourbridge Junction railway stations, providing connections to surrounding areas and further afield.

A fantastic opportunity for first-time buyers, families and those looking to downsize, with the added advantage of NO UPWARD CHAIN, allowing for a potentially smoother purchase.

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Porch
Accessed via a UPVC double-glazed entrance door, the porch benefits from two UPVC double-glazed frosted glass panels to the front elevation. There is also an electrical consumer unit and meter cupboard housing the electric meter, with an internal UPVC door leading into:

Hallway
Having a central heating radiator, smoke alarm and carbon monoxide detector, together with a staircase rising to the first-floor landing. Internal doors lead to:

Cloakroom
Providing useful storage and housing the gas-fired combination central heating boiler. Further features include coat hooks, an alarm system control unit and shelving.

Lounge/Diner
A spacious and versatile reception room featuring a UPVC double-glazed window to the side elevation, two central heating radiators, telephone point, TV aerial point, smoke alarm and thermostat. An internal opening provides access through to:

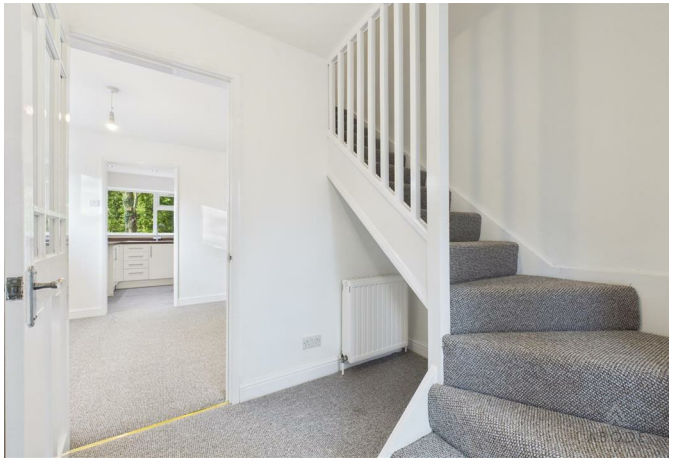


Kitchen
Fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by wood-block-effect work surfaces with a drop-edge finish. Integrated appliances include a stainless steel sink and drainer with mixer tap, four-ring stainless steel gas hob, oven and grill, together with an extractor hood. Further benefits include plumbing and space for freestanding white goods, ceiling spotlights and a UPVC double-glazed window to the rear elevation.





















Conservatory
A useful additional reception space featuring UPVC double-glazed windows to the rear and side elevations, a Perspex roof and UPVC double-glazed French doors opening onto the rear patio. Also benefiting from a central heating radiator.

Study
A separate reception room accessed from the lounge, offering an ideal space for home working or additional versatility. Having a central heating radiator, TV aerial point and telephone point.

Landing
Providing access to the loft space and benefiting from a smoke alarm and positive input ventilation (PIV) system. Internal doors lead to:

Bedroom One
A well-proportioned bedroom featuring a UPVC double-glazed window to the rear elevation, central heating radiator and a range of built-in fitted wardrobes.

Bedroom Two
A further bedroom benefiting from a UPVC double-glazed window to the rear elevation and central heating radiator.

Bedroom Three
Featuring a UPVC double-glazed window to the front elevation, central heating radiator and a useful overstairs storage cupboard incorporating shelving and a hanging rail.

Bathroom
Fitted with a three-piece family bathroom suite comprising a low-level WC, floating wash hand basin with mixer tap and panelled bath with mixer tap and shower over, complemented by a glass shower screen. Further features include complementary wall tiling, chrome heated towel radiator, ceiling spotlights, extractor fan and a UPVC double-glazed frosted window to the front elevation.

Shower Room
A further fitted shower room comprising a three-piece suite including a low-level WC with continental flush, floating wash hand basin with mixer tap and separate shower cubicle with sliding glass screen. Complementary wall tiling, chrome heated towel radiator, ceiling spotlights and extractor fan complete the accommodation.









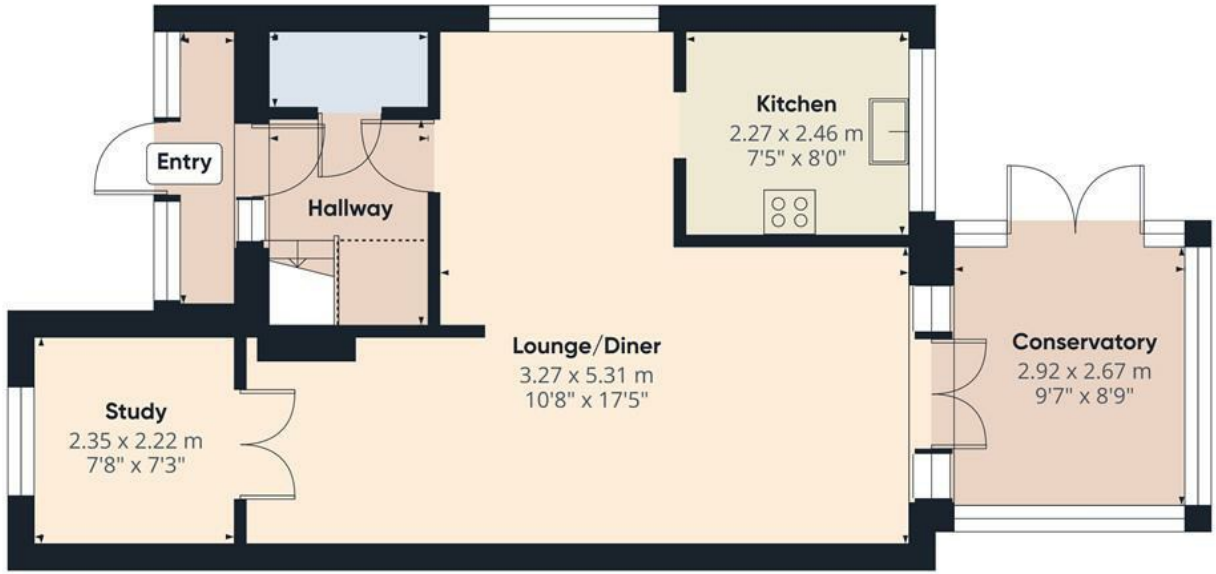




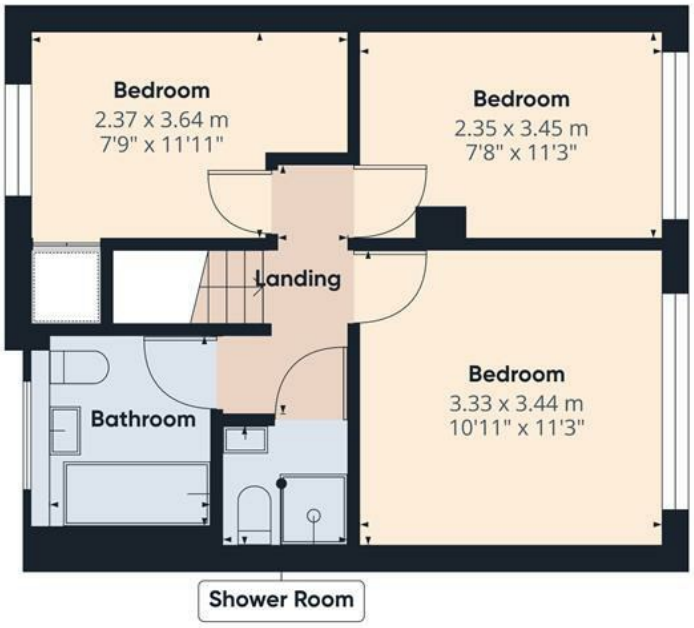








Floor 0



Floor 1



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Approximate total area(1)

93 m²

1001 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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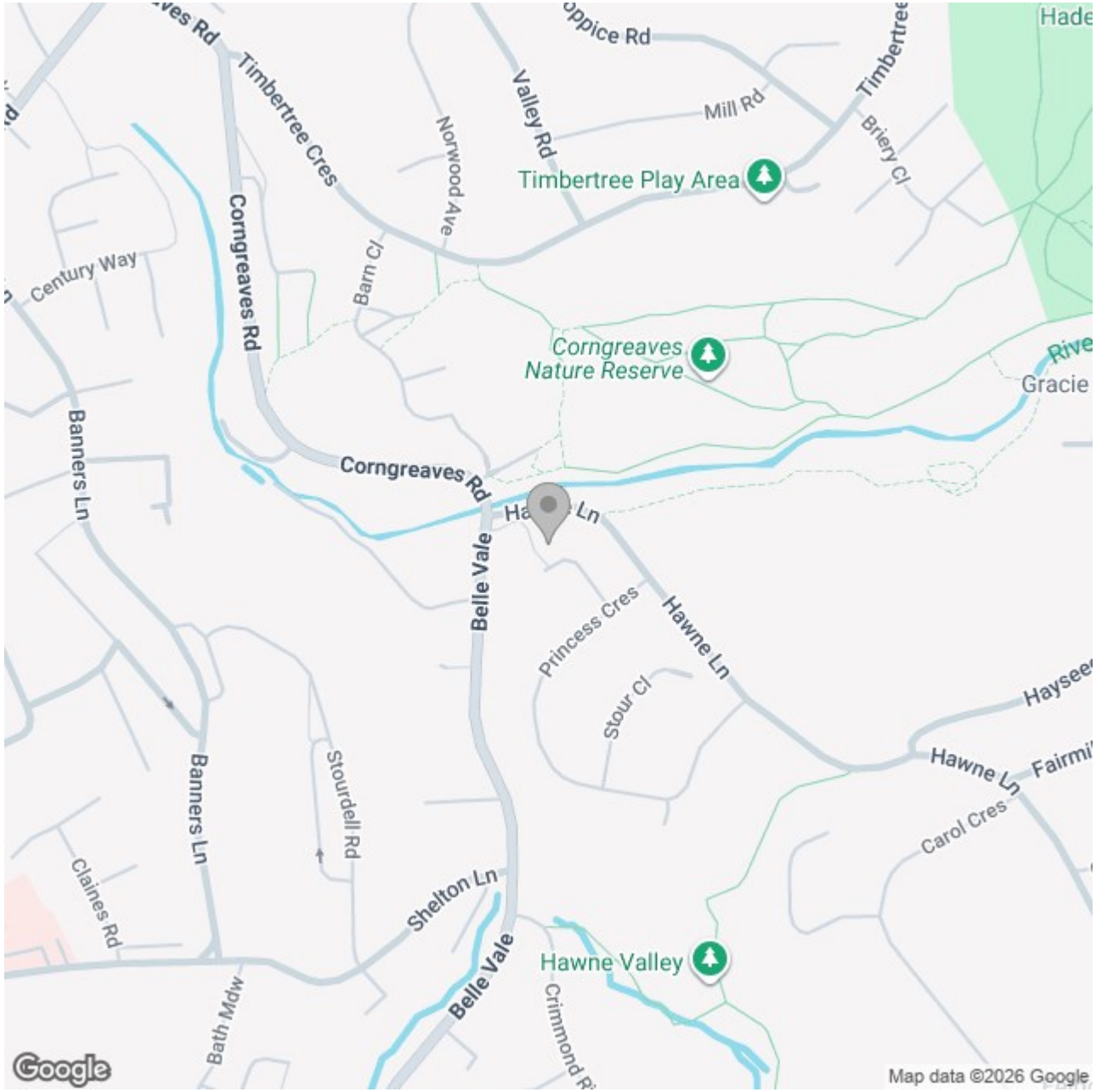

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(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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