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19 Holt Road, Halesowen, B62 9HG
Offers In The Region Of £210,000

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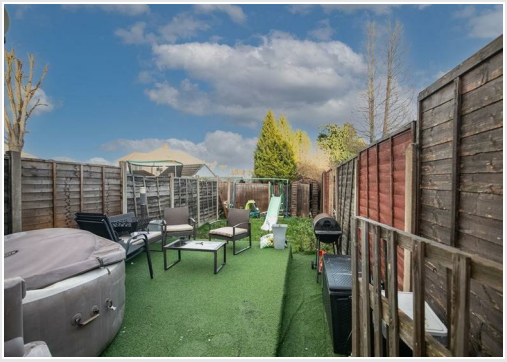


Property Overview

Entrance - Through the side entrance into the kitchen.

Reception Room - 3.60m x 3.48m (11'10" x 11'5") - Grey laminated flooring, wall mounted radiator, double glazed front aspect bay window

Lounge - 3.70m x 3.60m (12'2" x 11'10") - Grey laminated flooring, wall mounted radiator.

Kitchen / diner - 4.56m x 3.60m (15'0" x 11'10") - Fitted with wall and base mounted units, work tops inset with a stainless-steel sink, built in eye level oven, electric hob with extractor over, and space for a fridge/freezer. Space for laundry appliances within base unit. double glazed side aspect window and door opening onto the rear garden, tiled flooring, wall mounted radiator.

Family Bathroom - Fitted with a panelled bath, over shower , traditional style pedestal basin and WC. walled mounted radiator. two obscure glazed window with side aspect, tiled flooring

First Floor Landing - Carpeted.

Bedroom 1: 3.78m x 2.68m (12'05" x 8.8") Laminated flooring, wall mounted radiator, rear aspect double glazed window.

Bedroom 2: 2.60m x 1.80m (11'10" x 5.7") Laminated flooring, wall mounted radiator, rear aspect double glazed window.

Bedroom 3 - 3.60m x 2.56m (11'10" x 8'5") - Laminated flooring, wall mounted radiator, front aspect double glazed window.

Second floor:

Master Bedroom 4 - 5.70m x 2.00m (18'8" x 6'7") - Rear aspect, laminated flooring, wall mounted radiator, rear aspect double glazed window.

Outside - Garden to the rear of the property with wooden gate access via side entrance.

Tenure - FREEHOLD

Council Tax Band - B

EPC D

Vacant - SOLD WITH NO CHAIN

Area Information

Holt Road, Halesowen (B62) is a residential area in the Halesowen North ward, known for its mix of terraced and detached housing, offering good commuter links to M5 J2, Blackheath, and Rowley Regis Station. Marked for family homes, within Dudley Borough in the West Midlands.
Key Features & Amenities:
Transport: Excellent access to the M5 (Junction 2) and nearby Rowley Regis Train Station, ideal for commuters.
Housing: Predominantly terraced homes, many with gardens and modern features like double glazing, though detached properties also exist.
Local Area: Part of the Halesowen North ward, with nearby Blackheath Town Centre offering local amenities.
Development: The former Holt Farm Primary School site was redeveloped into new housing, showing ongoing local development.

Disclaimer

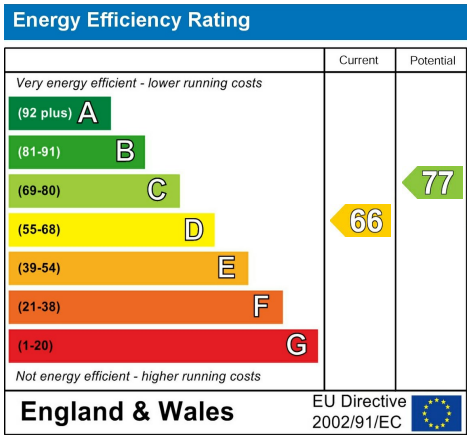
Disclaimer - These particulars, whilst believed to be

accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE
Freehold

POSSESSION
Currently Vacant

VIEWING
Viewing strictly by appointment through Genie Homes



Ground Floor
Floor area 49.9 sq.m. (537 sq.ft.)

First Floor
Floor area 33.5 sq.m. (361 sq.ft.)

Second Floor
Floor area 19.5 sq.m. (210 sq.ft.)

Total floor area: 102.9 sq.m. (1,107 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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