



RE/MAX
Prime Estates



80 Butchers Lane, Halesowen, B63 2RU

£175,000

Nestled in the charming area of Butchers Lane, Halesowen, this delightful two-bedroom house offers a perfect blend of character and modern living. Built in 1935, the property spans an inviting 667 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by a well-proportioned reception room, ideal for both relaxation and entertaining. The layout flows seamlessly, making it easy to envision your personal touch throughout the home. The two bedrooms are generously sized, offering a peaceful retreat at the end of the day, while the bathroom is conveniently located to serve both rooms.

One of the standout features of this property is the absence of an onward chain, allowing for a smoother transition into your new home. This is particularly advantageous for first-time buyers or those looking to invest, as it simplifies the purchasing process.

The location in Halesowen is highly desirable, with a range of local amenities, schools, and parks within easy reach. This vibrant community offers a welcoming atmosphere, making it an excellent choice for families and professionals alike.

In summary, this charming house on Butchers Lane presents a wonderful opportunity for those seeking a comfortable and well-located home. With its appealing features and potential for personalisation, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

Approach



Being set in an elevated position, with steps leading from the footpath with lawn border

Entrance Hall

With a door leading from the front garden, stairs to the first floor and a door leading to;

Living Room 12'5" x 10'11" (3.79 x 3.33)



With a door leading from the entrance hall, a door leading to the kitchen, under-stairs storage cupboard, a double glazed window to the front and a central heating radiator

Kitchen 12'7" x 9'1" (3.84 x 2.77)



With a door leading from the living room, fitted with

a range of wall and base units with worktops, stainless steel sink with tap, integrated oven and hob with extractor above, a door leading to the ground floor WC, a double glazed window to the rear and a central heating radiator

WC 2'8" x 5'3" (0.83 x 1.61)



With a WC, hand wash basin and double glazed window to the side

Landing

With stairs leading from the ground floor, doors to various rooms and a double glazed window to the side

Bedroom 12'5" x 11'1" (3.79 x 3.38)



With a door leading from the landing, double glazed windows to the front and a central heating radiator

Bedroom 8'3" x 9'0" (2.54 x 2.75)



With a door leading from the landing, double glazed window to the rear and a central heating radiator

Bathroom 5'7" x 5'9" (1.72 x 1.77)



With a door leading from the landing, WC, hand wash basin, bath with shower over and full height tile surround, a double glazed window to the rear and a central heating radiator

Garden

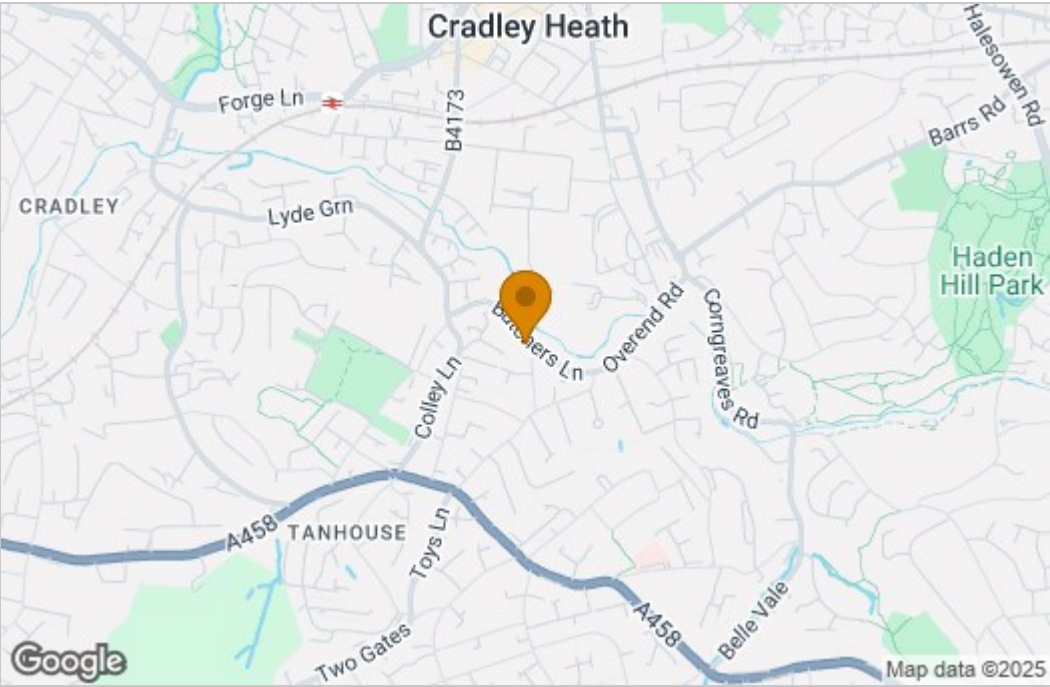


With a gravelled area to the front with lawn beyond, side access gate offering access to the front of the property

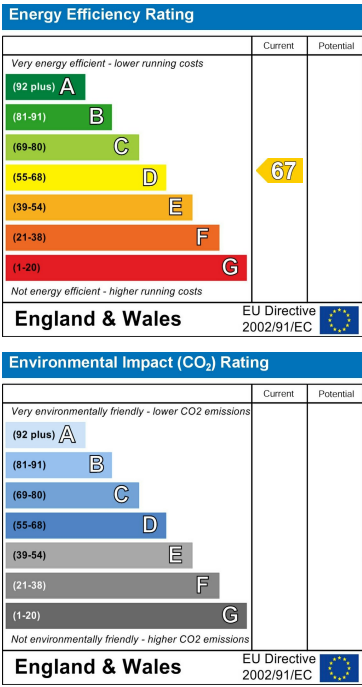
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.