



# RE/MAX

Prime Estates



## 40 Park Lane, Halesowen, B63 2NT

### Offers in the region of £185,000

Situated on Park Lane, Cradley, this two-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property with scope to update and personalise to their own taste.

Offering well-proportioned accommodation and strong potential, the property is ideally suited to first-time buyers, investors or those looking for a project.

The property provides a practical layout, with ground floor accommodation arranged to include a comfortable living space alongside a kitchen area to the rear.

The internal condition would now benefit from modernisation throughout, allowing purchasers to redesign and improve the property to suit their own requirements.

Upstairs, there are two bedrooms, offering flexible space for a couple, small family or home office setup, along with a bathroom serving the first floor.

Park Lane is conveniently positioned within Cradley, providing access to a range of local amenities including shops, schools and everyday services.

The property is also well placed for transport links into surrounding areas, making it a practical choice for commuters.



### Approach

With a tarmac driveway to the front, with mature shrubs to the front

### Entry

With a door from the side, doors to the kitchen and living room and stairs to the first floor

### Living Room 14'0" x 12'4" (4.28 x 3.77)



With a door leading from the entry, fireplace and a double glazed window to the front

### Kitchen 12'1" x 12'4" (3.69 x 3.77)



With a door leading from the entry, base units with worktops, fireplace with hearth and mantel, under-stairs storage cupboard, a door leading to the utility and a double glazed window to the rear

### Utility 9'8" x 4'3" (2.95 x 1.32)



With a door leading from the kitchen, door to the garden and a double glazed window to the side

### Landing

With stairs from the entry, doors to various rooms

### Bedroom 12'1" x 12'4" (3.69 x 3.77)



With a door from the landing, double glazed window to the front

### Bedroom 9'3" x 12'4" (2.83 x 3.76)



With a door from the landing, double glazed window to the rear

### Garden

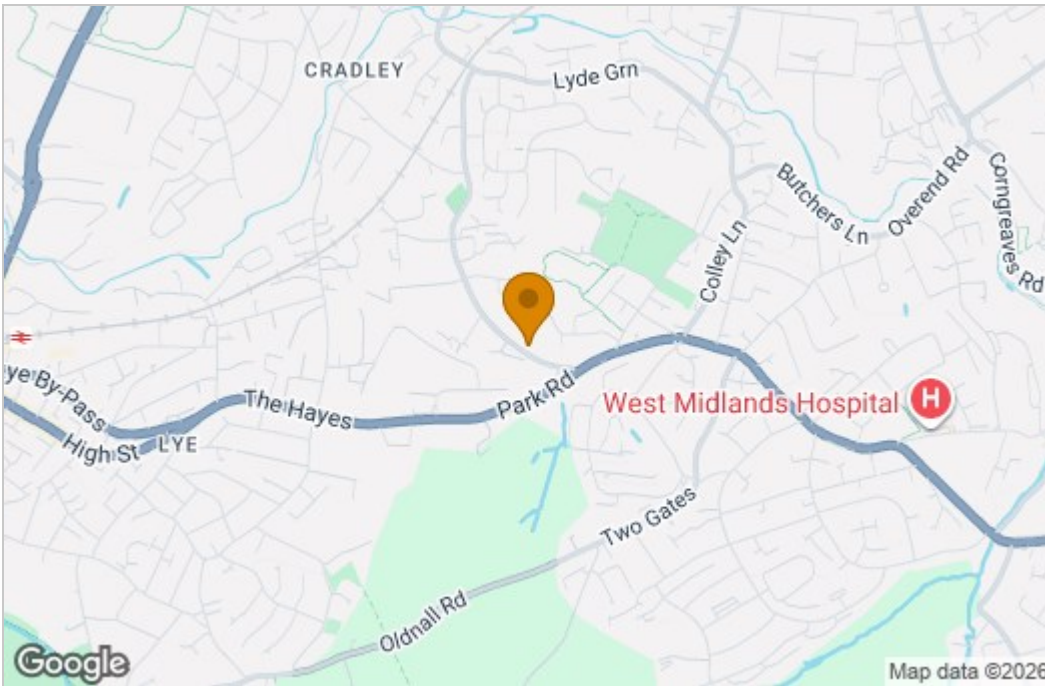


With a door from the utility, side access gate to the front, shed, patio to the front with gravel area to the rear

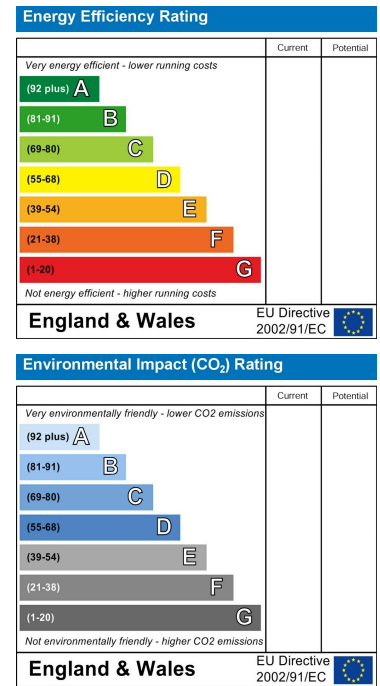
# Floor Plan



# Area Map



# Energy Efficiency Graph



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Stourbridge, West Midlands, DY8 1DX

Tel: +44 (0) 1384 438457 Email: prime.estates@remax.uk <https://remax.uk/locations/RE-MAX-Prime-Estates>