



23 Chapel Street

Offers Over £210,000

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Perfect for first time buyers & investors

This beautifully presented semi detached home is situated in a prime Halesowen location within walking distance to the town centre & the bus station. Being tucked away up this quiet residential road, it boasts off road parking & is ready to move straight into.

This is the ideal property for those starting out on the property ladder or for an investor looking for something that they can rent straight out. Having favourable upgrades in recent years including a brand new bathroom being installed, it has a neutral decor theme throughout & it is immaculately presented, also being a pet & smoke free home.

With convenient side access, the property comprises of a very good sized lounge with feature fireplace, a sizeable storage cupboard & room downstairs for a desk - perfect if you need to work from home. This leads through into the fitted kitchen that has been very well looked after & has a built in oven & hob, with a back door into the pleasant rear garden that is very low maintenance & a patio & lawned area.

Stairs off the lounge take you to the first floor where you will find two good sized double bedrooms with the master on the rear & lovely double windows, followed by the most stunning recently refitted bathroom with a beautiful contemporary suite including a bath with overhead shower, high quality vanity unit to store toiletries with built-in sink, WC & gas centrally heated towel rail.

The property is presented to a high standard and has a lovely south-east facing garden. We are advised it is freehold.

Living Room - 17' 3" x 12' 5" (5.25m x 3.78m)

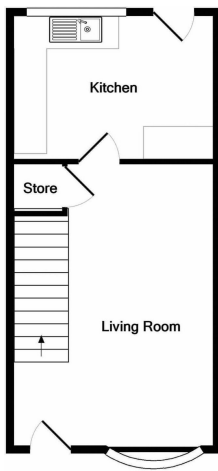
Kitchen - 12' 5" x 8' 11" plus door recess (3.78m x 2.72m)

Bedroom one - 14' 7" x 9' 9" (4.44m x 2.97m)

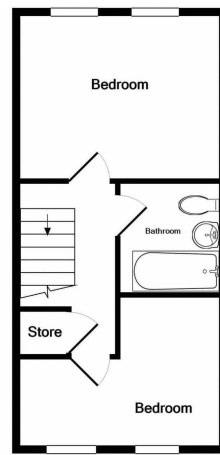
Bedroom two - 14' 6" x 9' 4" narrowing to 5' 7" (4.42m x 2.84m)

Bathroom - 7' 7" x 6' 9" (2.31m x 2.06m)





Ground Floor



1st Floor

Chapel St, B63 4RU
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2022

- Perfect for first time buyers
- Walking distance to Halesowen town centre
- Two double bedrooms
- Immaculate condition throughout
- Off road parking
- Neutral decor theme
- Stunning house bathroom under two years old
- South east facing garden
- Loft part boarded & insulated



English | [Contact](#)

Energy performance certificate (EPC)

2022-01-01 14/12/2021 21/01/2022	Energy rating C	Valid until 21 April 2032
Certificate number 2022-0004-600-0000-0000		

Property type: Semi-detached house
 Total floor area: 68 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can meet [access and information requirements](#) if you have an energy rating from A to E.

Energy rating and score

The property's energy rating is C. It has the potential to be B.

[See how to improve the property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		80 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills will be.

For information on EPCs and labels:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance