

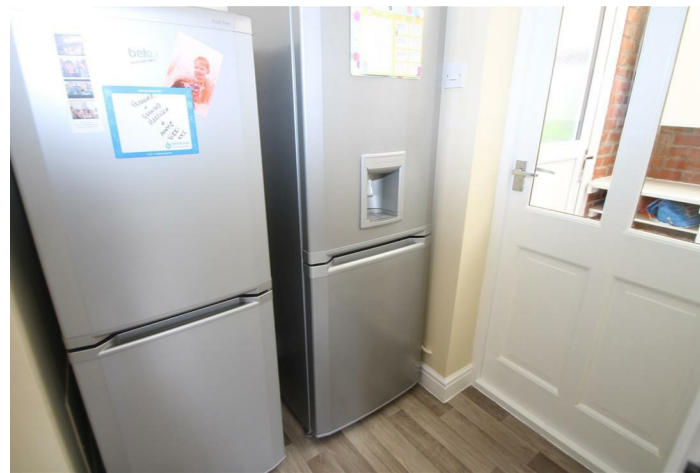
Summit Gardens, Halesowen, B63 4SP



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Summit Gardens, Halesowen



Hicks Hadley

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A superbly presented and tastefully renovated prestigious four bedroom detached bungalow in this much sought after cul-de-sac location in Hasbury which is excellent for schools and all local amenities. The property briefly comprises: entrance hall, refitted kitchen, utility room, side utility, spacious lounge, dining room, refitted bathroom and four double bedrooms with master having ensuite shower room. The property further benefits from: attractive private rear garden with impressive and original summer house. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS INDIVIDUALLY DESIGNED BUNGALOW. EPC: C

Hicks Hadley

Offers In The Region Of £465,000 - Freehold



Entrance Hall

With central heating radiator, obscured double glazing to front elevation, loft hatch, storage cupboard housing wall mounted boiler and doors into:

Refitted Breakfast Kitchen 11'9 x 10'5 (3.58m x 3.18m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, five ring gas hob, extractor chimney, two integrated AEG ovens, splash back tiling,, central heating radiator, double glazed windows to front and side elevations, spotlights and door into:

Utility Room 5'2 x 5'2 (1.57m x 1.57m)

With space for fridge/freezer, further appliance space and door into:

Side Utility

With central heating radiator, matching wall and base units with worktops over, plumbing for automatic washing machine, space for further appliance and obscured double glazed doors into garden and to front elevation.

Spacious Lounge 18' x 13'5 (max) (5.49m x 4.09m (max))

With central heating radiator, double glazed bay window to front elevation and open access into:

Dining Room 14'1 x 8'6 (4.29m x 2.59m)

With central heating radiator, double glazed window to front elevation and door into:

Bedroom Four/Study 17'8 x 8'2 (5.38m x 2.49m)

With two central heating radiators, loft hatch, double glazed window to rear elevation and double glazed door into garden.

Refitted Bathroom

Having panel bath with wall mounted shower over, low flush wc, vanity wash hand basin, heated towel rail, spotlights and splash back tiling.

Master Bedroom 14'9 x 13'5 (max) (4.50m x 4.09m (max))

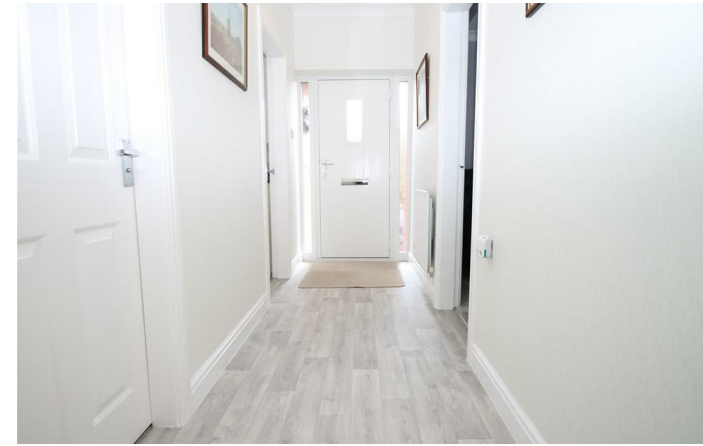
Having integrated wardrobes and dressing table, double glazed window to rear elevation, central heating radiator and door into:

Ensuite Shower Room

Having walk in shower cubicle, low flush wc, vanity wash hand basin, spotlights, splash back tiling and obscured double glazed window to rear elevation.

Bedroom Two 11'1 x 9'2 (3.38m x 2.79m)

With central heating radiator and double glazed window to rear elevation.



Bedroom Three 9'6 x 7'10 (2.90m x 2.39m)

With central heating radiator, double glazed window to rear elevation and double glazed door into garden.

Outside

Front: Having large private driveway for several cars with entry from the right hand side.

Rear: The beautifully presented rear garden comprises various seating areas, with shaped lawn and pathway leading to pergola. The centrepiece of this garden is a hand built sandstone Hansel and Gretel style summer house which benefits from having electric sockets and lights, offering port hole windows and further metal framed windows, pitched roof and a superb option for a garden room, a playroom for children, craft room or further space to work from home.



Agents Note

COUNCIL TAX BAND: C

We have been informed that the property is freehold. Please check this detail with your solicitor. All main services are connected.

Broadband/mobile coverage- please check on link- <http://checker.ofcom.org.uk/en-gb/broadband-coverage> EPC:C

Vendor Note

Our vendor informs us that the garden shed (12' x 8' approximately) is included in the sale.

We are also informed that the floor plan should read a shower not a bath in the ensuite, the boiler is now situated in the storage cupboard and the sun room is now a dining room.

