



Laymoor Drive, Halesowen, B63 4NW

MODERN THREE DOUBLE BEDROOM DETACHED HOME NESTLED IN A PRIVATE CUL DE SAC | OFFERED WITH NO UPWARD CHAIN | DOWNSTAIRS CLOAKROOM | MODERN FITTED KITCHEN DINER | PRIVATE REAR GARDEN | DRIVEWAY PROVIDING PARKING FOR TWO CARS | EPC RATING TBC

Asking Price: **£279,950 (Offers In Excess Of)**



FRONT OF THE PROPERTY

To the front of the property there is a tarmacadam driveway, patio with artificial lawn and gate to side providing access to the rear.

ENTRANCE HALL

3.8m x 1.5m

With a double glazed door leading from the front, doors to various rooms, storage cupboard, stairs to the first floor landing and a central heating radiator.

CLOAKROOM

With a door leading from the entrance hall, WC, wash hand basin with tiled splash back, tiled flooring, wall mounted boiler, double glazed window to front and a central heating radiator.

LOUNGE

3.8m x 3m

With a door leading from the entrance hall, feature electric fire, double glazed window to front, double doors to kitchen diner and a central heating radiator.

KITCHEN DINER

2.9m x 6m

With doors leading from the entrance hall and the lounge, fitted with a range of matching wall and base units, work surfaces with tiled splash back, one and a half stainless steel sink and drainer, integrated fridge freezer, washing machine and cooker, gas hob with stainless steel cooker hood over, further appliance space, double glazed window to rear, double glazed doors to rear and a central heating radiator.

LANDING

With stairs leading from the entrance hall, double glazed window to side, loft access, storage cupboard and doors to various rooms.

BEDROOM ONE

3.7m x 3m

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

BEDROOM TWO

3.1m x 3m

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

BEDROOM THREE

2.9m x 2.9m

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

BATHROOM

With a door leading from the landing, bath, shower cubicle, WC, wash hand basin, tiled walls and floor, double glazed window to front and a chrome heated towel rail.

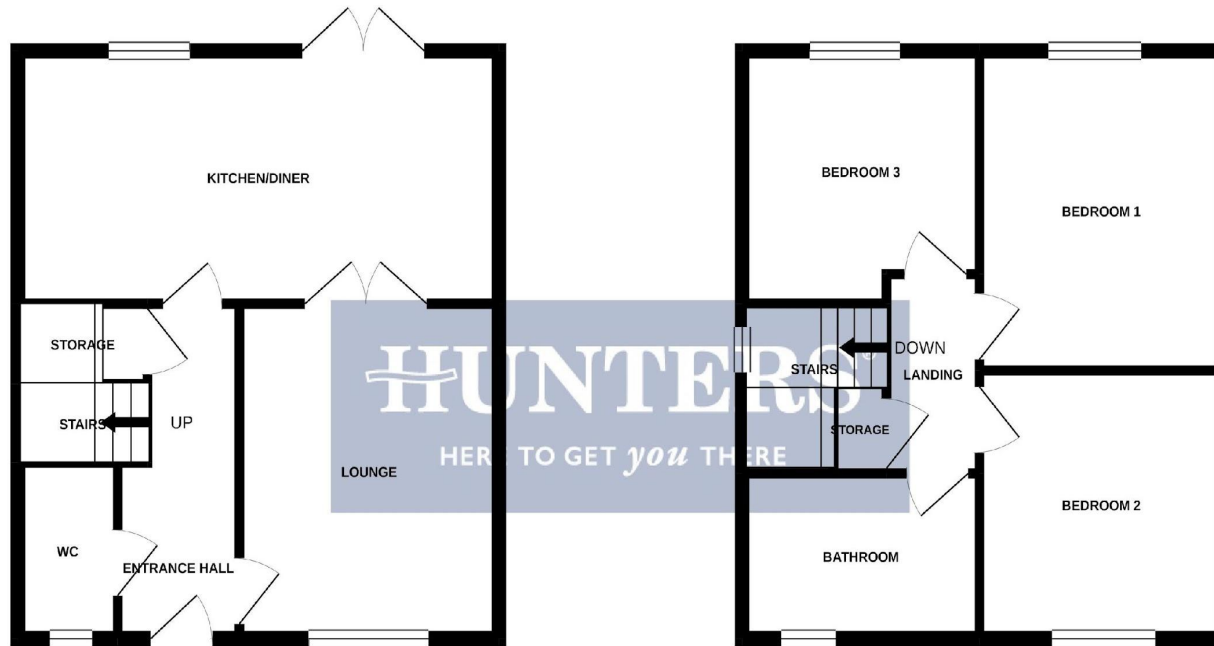
GARDEN

With double glazed doors from the kitchen diner to a patio area, well maintained lawn beyond with shrub borders and gate to side providing access to the front.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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