

for sale

offers over **£340,000**



## Bassnage Road HALESOWEN B63 4HA

Beautifully presented throughout, this Mucklow semi is situated in the heart of Hasbury on a desirable road close to shops, well-respected schools and transport links. With spacious accommodation throughout and a stunning rear garden, the property has been much improved and viewing is essential to appreciate the accommodation on offer. Briefly comprising: porch, hallway, lounge, dining room, fitted kitchen, utility & downstairs W.C, three double bedrooms, bathroom with bath and shower cubicle, lovely garden with a sunny aspect and garage with large driveway to the front.

# Bassnage Road HALESOWEN B63 4HA

## Approach

The property is situated on a favourable position on this much sought after road and benefits from a large driveway to the front with gate to rear access, door to garage and double glazed door opening to porch

## Porch

Double glazed windows to side, tiled flooring, spot lights to ceiling and door opens to hallway

## Hallway

Stairs to first floor accommodation, central heating radiator and doors leading to:

## Dining Room

12' 9" into bay x 11' 5" ( 3.89m into bay x 3.48m )

Double glazed bay window to front elevation, central heating radiator, coving to ceiling and space for dining table and chairs

## Lounge

11' 5" max x 10' 11" ( 3.48m max x 3.33m )

Double glazed French doors opening to the rear garden, central

heating radiator, coving to ceiling

## Kitchen

13' 6" x 7' ( 4.11m x 2.13m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated double oven, gas hob with cooker hood over, integrated dishwasher, tiled flooring, central heating radiator and heated towel rail, integrated washing machine, double glazed window to rear elevation and double glazed door opening to the rear garden

## Utility

Space for appliances, central heating boiler, door to w.c

## W.C

Comprising: low level w.c, wash hand basin, heated towel rail and double glazed obscured window to side elevation

## First Floor Landing

Access to boarded loft space with pull down ladder and lighting, doors leading to:



## Bedroom One

13' 7" into bay x 11' 5" ( 4.14m into bay x 3.48m )

Double glazed bay window to front elevation, central heating radiator

## Bedroom Two

11' x 11' 5" max ( 3.35m x 3.48m max )

Double glazed window to rear elevation, central heating radiator

## Bedroom Three

14' 11" max x 9' 4" plus recess ( 4.55m max x 2.84m plus recess )

Double glazed window to front elevation, central heating radiator, wood effect flooring.

Agents note: head height is restricted in some areas due to eaves, vendor has extended into the eaves to maximise space and storage

## Bathroom

Comprising: shower cubicle, corner bath, wash hand basin, low level w.c, central heating radiator, double glazed obscured window to rear elevation

## Rear Garden

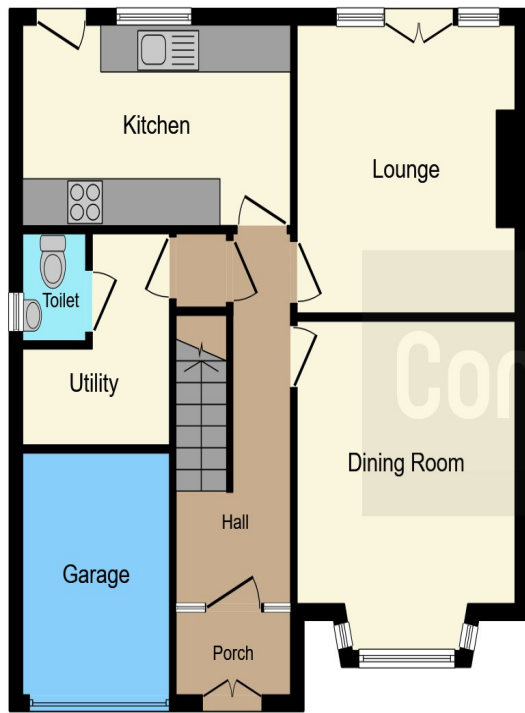
A beautiful rear garden with a sunny aspect perfect for families and entertaining. A stone patio with steps to further seating area with stone pathway to the bottom of the garden and lawns to the side. Well-maintained flower beds, mature shrubs and plants, timber shed and walled and fenced borders. Gate leads to front access and there is a useful outside tap.

## Garage

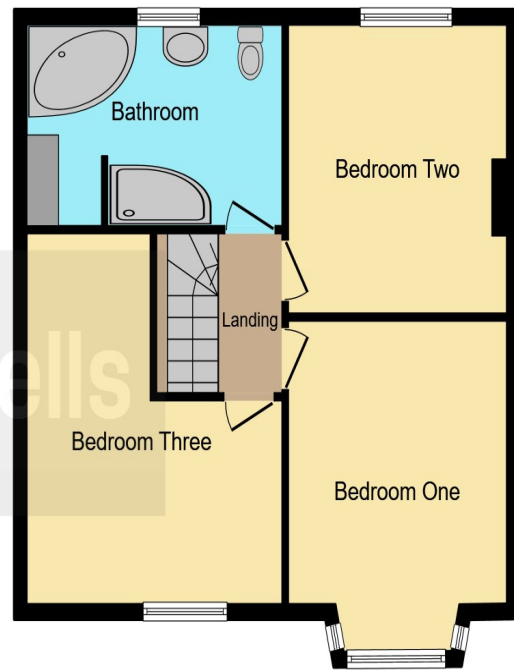
12' 4" x 7' 8" ( 3.76m x 2.34m )

Double opening doors to front, power and lighting





**Ground Floor**



**First Floor**

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To view this property please contact Connells on

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10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW314776 - 0004

**Tenure:** Freehold

**EPC Rating:** C

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