

for sale

offers in excess of **£300,000**



## Ashville Drive Halesowen B63 3SD

A delightful family home occupying a good sized corner plot in a popular central Halesowen location close to Halesowen College. Offered for sale with NO UPWARD CHAIN, the property briefly comprises: porch, hallway, downstairs w.c, modern open plan living space with re-fitted kitchen, three bedrooms, bathroom, gardens to front and rear and garage with car port. Viewing highly recommended to appreciate the accommodation on offer.



# Ashville Drive Halesowen B63 3SD

## Approach

The property occupies a good sized corner plot with driveway to the front, gated car port giving access to the garage, front door opens to porch

## Porch

Tiled flooring and door opening to hallway

## Hallway

Wood effect flooring, central heating radiator and doors leading to:

## W.C

Comprising: W.C and wash hand basin

## Open-Plan Living Space/Kitchen

23' 10" max x 16' 11" max ( 7.26m max x 5.16m max )

## Living Area

Double glazed bow windows to front and side elevation, wood

effect flooring, electric fire with feature surround, central heating radiator spot lights to ceiling, double glazed patio doors to rear garden

## Re-Fitted Kitchen Area

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, electric hob with cooker hood over, plumbing for washing machine, spot lights to ceiling, double glazed window to rear elevation and door to side

## First Floor Landing

Double glazed window to side elevation, airing cupboard housing central heating boiler, access to loft space and doors leading to:

## Bedroom One

11' 7" x 9' 2" plus recess ( 3.53m x 2.79m plus recess )

Double glazed window to front elevation, central heating radiator, fitted wardrobes

## Bedroom Two

10' 1" x 9' 11" ( 3.07m x 3.02m )

Double glazed windows to rear and side elevation with far reaching views, central heating radiator and built in cupboard





### Bedroom Three

8' 8" max x 7' 4" max ( 2.64m max x 2.24m max )

Double glazed window to side elevation, central heating radiator, built in cupboard above the stair bulkhead.

Agents note: stair bulkhead reduces floor area

### Bathroom

Comprising: bath with shower over, wash hand basin, low level w.c., double glazed obscured window to rear elevation

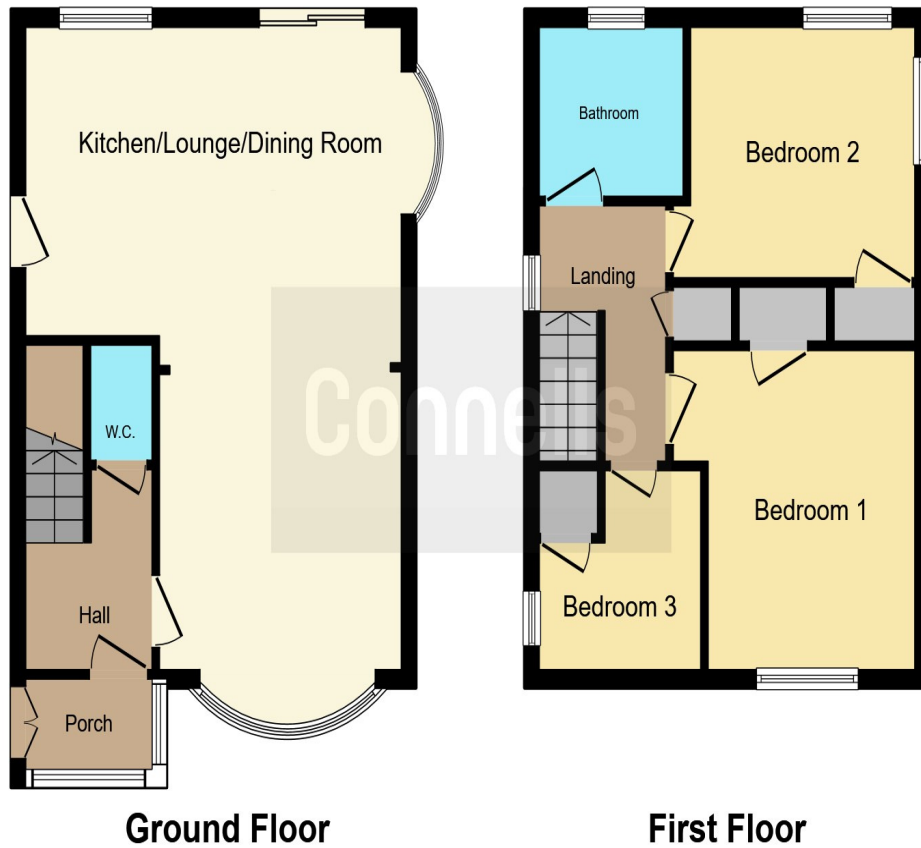
### Rear Garden

A pleasant rear garden with patio area, steps to lawn, fencing to borders and access to car port and garage

### Garage

Up and over door, power and lighting with car port and double gates opening to driveway





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Property Ref: HSW315124 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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