

for sale

offers in the region of **£385,000**



Lutley Avenue Halesowen B63 4HU

A modern three bedroom detached home in a popular Central Halesowen location close to well-respected schools, shops and transport links. Offered for sale with NO UPWARD CHAIN, the property has a modern open plan design with kitchen, lounge and dining area, doors to utility room and downstairs w.c, first floor landing, three bedrooms, family bathroom and en-suite to master. The garden has decking with patio which leads to the rear and overlooks a beautiful woodland area. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a block paved driveway to the front with gate to rear garden and front door opens to the property

Open Plan Living Space

The property benefits from a modern open plan design with door to w.c, defined lounge/dining room and kitchen areas, door to utility, stairs to first floor and double glazed French doors to the rear garden

Kitchen Area

14' 3" x 9' 9" (4.34m x 2.97m)

A modern kitchen with a range of wall and base units with granite work surfaces over, sink and drainer, five ring gas hob with cooker hood over, three double glazed windows to rear elevation, central heating radiator, spot lights to ceiling, integrated dishwasher, integrated oven, door to utility

Utility

Double glazed door to rear, wall and base units, plumbing for washing machine, central heating boiler

Lounge/Dining Room

27' 6" max x 15' 7" max (8.38m max x 4.75m max)

Two double glazed windows to front elevation, double glazed French doors opening to the rear garden, two central heating radiators, under stairs storage cupboard, wood flooring, double glazed window to rear elevation and double glazed French doors to rear with Juliette balcony.

Downstairs W.C

Low level w.c, wash hand basin, spot lights to ceiling, part tiling to walls, double glazed obscured window to front elevation and heated towel rail

First Floor Landing

Double glazed obscured window to front elevation, access to loft space and doors leading to:



Bedroom One

15' 2" x 9' 7" max (4.62m x 2.92m max)

Double glazed French doors to rear elevation with Juliette Balcony, spot lights to ceiling, central heating radiator, door to en-suite

Agents note: some head height is restricted due to eaves

En-Suite

Comprising: shower cubicle, wash hand basin, low level w.c, double glazed roof window

Bedroom Two

11' x 7' 3" (3.35m x 2.21m)

Double glazed window to rear elevation, central heating radiator.

Agents note: eaves reduce head height in some areas

Bedroom Three

9' 7" x 8' 1" max (2.92m x 2.46m max)

Double glazed window to front elevation, central heating radiator

Family Bathroom

Comprising: bath with shower over, low level w.c, wash hand basin, spot lights to ceiling, tiling to walls, heated towel rail, double glazed obscured window to front elevation

Rear Garden

The property has a decked patio area to the side with decked pathway leading around to the rear. The garden benefits from having a beautiful woodland to the rear.

Agents note: The decking is in need of repair





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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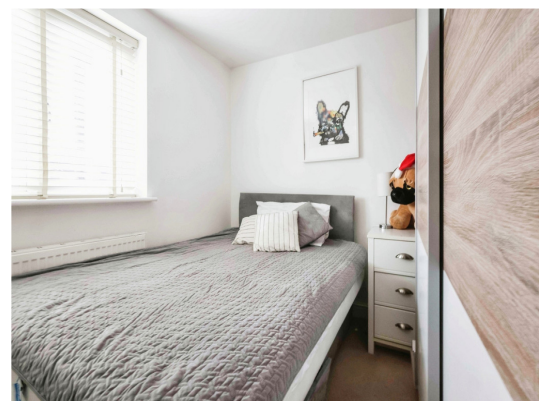
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315069 - 0002

Tenure: Freehold

EPC Rating: C

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