

for sale

offers in the region of **£290,000**



Olive Hill Road HALESOWEN B62 8JW

A spacious family home in a popular location benefitting from a beautiful garden to the rear. Briefly comprising: porch, hallway, lounge, dining room, kitchen, utility, downstairs w.c, three bedrooms, family bathroom, garage and driveway. Close to shops, schools and transport links, this delightful property must be viewed to be appreciated.

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Approach

The property has a driveway to the front with doors opening to garage and front door opens to porch

Porch

Double glazed windows to front elevation, door to hallway

Hallway

Stairs to first floor accommodation, under stairs storage cupboard and central heating radiator

Dining Room

15' into bay x 12' 7" max (4.57m into bay x 3.84m max)
Double glazed bay window to front elevation, coving to ceiling, electric fire with surround, central heating radiator

Lounge

15' 1" into bay x 11' 9" max (4.60m into bay x 3.58m max)
Double glazed door to rear garden, central heating radiator, picture rail, log fire with traditional fireplace surround

Kitchen

12' 6" x 7' 2" (3.81m x 2.18m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, double oven, gas hob with extractor over, part tiling to walls, space for fridge, double glazed window to rear elevation, door to utility

Utility

20' 10" x 6' 9" max (6.35m x 2.06m max)

Base units with work surfaces over, sink and drainer, plumbing for washing machine, space for appliances, central heating radiator, door to garage, door to w.c. and double glazed door to rear garden

W.C

Low level w.c, wash hand basin, heated towel rail, vanity wash hand basin, double glazed obscured window to rear elevation

First Floor Landing

Double glazed obscured window to side elevation, access to loft space, storage cupboard, doors leading to:



Bedroom One

14' 9" into bay x 9' 8" plus wardrobes (4.50m into bay x 2.95m plus wardrobes)

Double glazed bay window to front elevation, central heating radiator, built in wardrobes

Bedroom Two

11' 9" max x 12' 6" (3.58m max x 3.81m)

Double glazed window to rear elevation, central heating radiator, picture rail

Bedroom Three

7' 11" x 7' (2.41m x 2.13m)

Double glazed window to front elevation, central heating radiator

Bathroom

Bath with shower over, vanity wash hand basin, low level w.c, storage cupboard, heated towel rail, double glazed obscured window to rear elevation

Rear Garden

A beautiful rear garden perfect for families and entertaining with patio area, steps to lawn, mature trees and shrubs, timber shed, outside tap and fencing to border.

Garage

16' 1" x 7' (4.90m x 2.13m)

Double doors to front, power and lighting, central heating boiler and door to utility





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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Property Ref: HSW314235 - 0002

Tenure: Freehold

EPC Rating: C

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