

for sale

offers in the region of **£340,000**



Mayfield Road Hasbury Halesowen B63 1BG

A three bedroom family home in a central Halesowen location close to popular schools, shops and transport links. Benefitting from a driveway to the front and a good sized garden to the rear, this Mucklow semi is perfect for families offering further potential. Briefly comprising: porch, hallway, lounge, dining room, utility, re-fitted kitchen, three bedrooms and family bathroom. Viewing is essential to appreciate the accommodation on offer.

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Approach

The property has a good sized block paved driveway to the front with gate to rear access and double glazed door opens to Porch

Porch

Tiled flooring, double glazed windows to front and side, door to hallway

Hallway

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

Lounge

13' into bay x 11' 3" (3.96m into bay x 3.43m)

Double glazed bay window to front elevation, central heating radiator, coving to ceiling

Dining Room

11' 1" x 11' 4" (3.38m x 3.45m)

Double glazed bi-fold doors opening to the rear garden, central heating radiator, coving to ceiling

Re-Fitted Kitchen

13' 6" x 9' (4.11m x 2.74m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated oven and combination microwave, induction hob with cooker hood over, integrated dishwasher, spot lights, central heating radiator, door to dining room, double glazed window to rear elevation, double glazed door opening to the rear garden

Utility

12' 11" x 7' 4" (3.94m x 2.24m)

Previously the rear of the garage, this useful room could be converted back if required. Space for fridge freezer, plumbing for washing machine and central heating boiler

First Floor Landing

Doors leading to:

Bedroom One

13' 5" into bay x 9' 6" plus wardrobes (4.09m into bay x 2.90m plus wardrobes)

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



Bedroom Two

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

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

Bedroom Three

12' 10" into eaves x 10' 3" max (3.91m into eaves x 3.12m max)

Double glazed window to front elevation, central heating radiator.

Agents note: head height reduces at the eaves

Bathroom

Comprising: shower cubicle, free standing roll top bath, low level w.c, wash hand basin, central heating radiator, storage cupboard and double glazed obscured window to rear elevation

Rear Garden

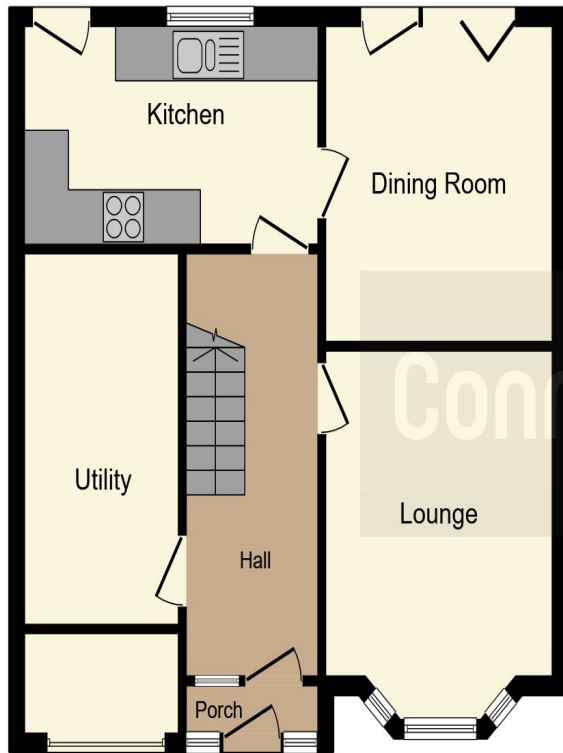
A beautiful rear garden perfect for families and entertaining with patio area, pathway to the gated side entrance, steps to lawn with pathway to the rear, timber shed with power, outside tap, fencing to borders, outside electric point.

There is a hot tun which can be left by separate negotiation

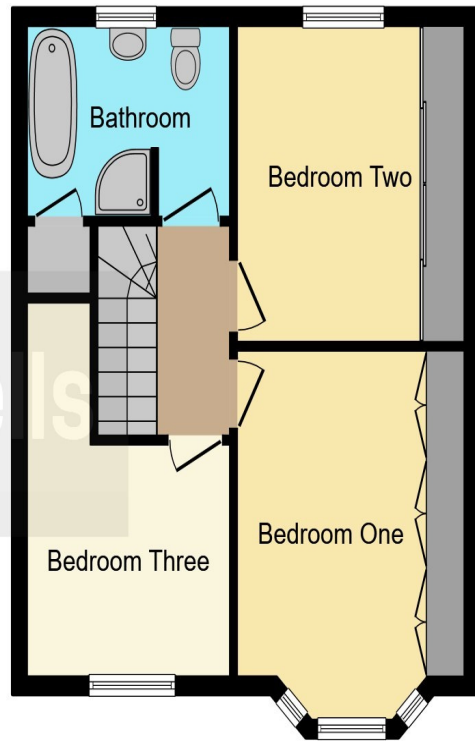
Storage

There is storage to the front which was previously the front of the garage with power and lighting.





Ground Floor



First Floor

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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T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315128 - 0004

Tenure: Freehold

EPC Rating: D

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