

for sale

offers in the region of **£350,000**



Whittingham Road Halesowen B63 3TF

An extended family home in the heart of Halesowen close to shops, schools and transport links. Finished to a high standard throughout and offered for sale with NO UPWARD CHAIN, the property briefly comprises: porch, hallway, lounge, dining room, fitted kitchen, utility, four bedrooms, bathroom, shower room, integral garage, driveway and pleasant rear garden. Viewing highly recommended.

Whittingham Road Halesowen B63 3TF

Approach

The property has a driveway to the front with electric up and over door to garage and double glazed door opens to porch

Porch

Tiled flooring and door opens to hallway

Hallway

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

Lounge

14' 1" into bay x 12' 1" max (4.29m into bay x 3.68m max)
Double glazed bay window to front elevation, central heating radiator, coving to ceiling

Dining Room

14' 10" into bay x 11' 7" max (4.52m into bay x 3.53m max)
Double glazed French doors opening to the rear garden, gas fire with feature surround, wood effect flooring, coving to ceiling, central heating radiator

Fitted Kitchen

14' 4" x 7' 1" (4.37m x 2.16m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated double oven, gas hob with cooker hood over, integrated dishwasher, part tiling to walls, spot lights to ceiling, central heating radiator, tiled floor, double glazed window to rear elevation, door to storage cupboard and door to utility

Utility

Space for fridge freezer, tiled flooring, spot lights to ceiling, central heating radiator, door to cupboard with space for appliances and plumbing for washing machine with double glazed obscured window to rear elevation. Door opens to garage and double glazed door to the rear opening to the rear garden

First Floor Landing

Loft access and doors leading to:

Bedroom One

14' 2" into bay x 10' 11" max (4.32m into bay x 3.33m max)

Double glazed bay window to front elevation, central heating radiator, a range of fitted wardrobes with drawers and dressing table, spot lights and coving to ceiling



Bedroom Two

11' 1" x 12' 3" (3.38m x 3.73m)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

14' 10" max x 7' 3" max (4.52m max x 2.21m max)

Double glazed window to front elevation, central heating radiator

Bedroom Four

7' 8" max x 9' 10" max (2.34m max x 3.00m max)

Double glazed window to front elevation, central heating radiator, coving to ceiling and storage over the stair bulkhead.

Agents note: stair bulkhead reduces floor area in some part

Bathroom

Comprising: panelled bath, vanity wash hand basin, low level w.c, airing cupboard, heated towel rail, spot lights to ceiling, wood effect flooring, double glazed obscured window to rear elevation

Shower Room

Comprising: shower cubicle, vanity wash hand basin, low level w.c, heated towel rail, part tiled walls, spot lights to ceiling, wood effect flooring and double glazed obscured window to rear elevation

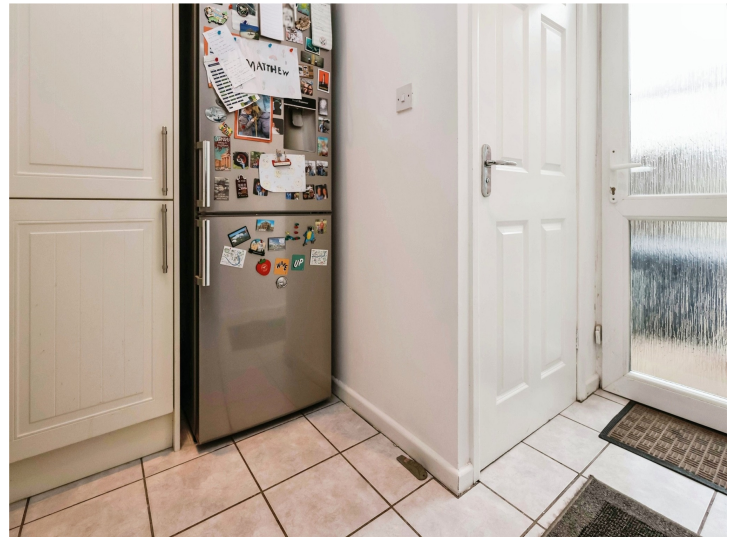
Garage

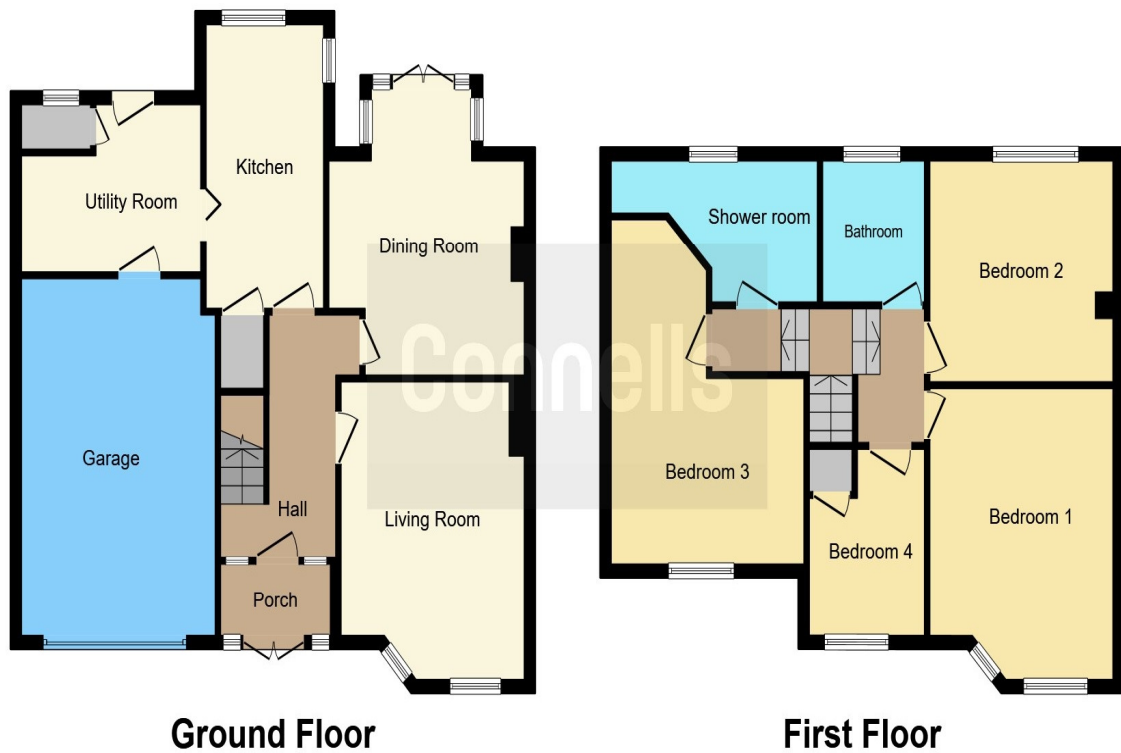
16' 5" x 8' 6" (5.00m x 2.59m)

Electric up and over door, power and lighting, door to utility

Rear Garden

A pleasant rear garden perfect for families and entertaining with paved patio area steps to artificial lawn with pebbled and planted borders, outside tap and electrics, timber shed and fencing to borders





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

To view this property please contact Connells on

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

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315197 - 0003

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/HSW315197



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk